



2018

ANNUAL DEVELOPMENT REPORT

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ACKNOWLEDGEMENTS

Mayor

Stephanie Orman (2019)
Bob McCaslin (2007-2018)

2018 City Council

Ward 1	Stephanie Orman	Chad Goss
Ward 2	Tim Robinson	Chris Sooter
Ward 3	Aubrey Patterson	Bill Burckart
Ward 4	Octavio Sanchez	Jon Terlouw

2018 Planning Commission

Scott Eccleston	Richard Binns
Jim Grider	Dana Davis
Joe Haynie	Rod Sanders
Elaine Kerr	

2018 Board of Adjustment

Rustin Chrisco	Joe Haynie
Sam Pearson	Rick Rogers
Jan Holland	

2018 Tree & Landscape Advisory Committee

David Short	Nathan Lembke
Chris Sooter	Ralph Weber
Scott Eccleston	

2018 Public Arts Advisory Committee

Tania Knudsen	Johnetta Dexter
Becky McCoy	Jerris Palmer
Lauren Haynes	Tim Robinson
Kalene Griffith	

Community Development Staff

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Interim Community Development Director

Planning

Shelli Kerr, AICP, Planning Services Manager
Jon Stanley, Senior Planner
Danielle Semsrott, AICP, Senior Planner
Tyler Overstreet, Planner
Ali Worley, Planning Technician

Building Inspection

Lance Blasi, Chief Building Inspector
Terry Gosnell, Building Inspector
Brian Peoples, Building Inspector
Troy Davis, Code Enforcement Officer
Darren Warren, Code Enforcement Officer
Annette Brightwell, Permit Administrator
Lori Leonard, Plans Examiner II
Kim Hatcher, Building Permit Clerk II
Nancy Jackson, Building Permit Clerk I

DEVELOPMENT SUMMARY

Permitting data indicates continued growth in Bentonville. Bentonville's current population estimate is 49,629, an increase of 4% from 2017. For the fourth consecutive year, the number of building permits issued increased, up 11% from 2017. The total valuation of all building permits was nearly \$500 million, an increase of 25% from 2017.

RESIDENTIAL

Residential development continues its upward trend. In 2018, 1,519 residential units began construction, an increase of 68% from 2017, and 898 units were completed, down 16%. The total value of all residential permits was \$304.5 million, an increase of 62% from 2017.

2018 was a record year for multi-family developments with 1,032 units that began construction and 404 completed. In fact, multi-family units made up 45% of all residential units completed.

Looking ahead, the Planning Commission approved plans to accommodate up to 1,221 new residential units, most of which are for single-family houses. While 2018 was a record year for multi-family construction, plans for future multi-family development decreased significantly with a 90% decrease in units approved.

COMMERCIAL

Construction began on more than 16.5 million square feet of new commercial last year and 46 new commercial projects were completed, an increase of 59% from 2017. In terms of the number of permits issued, alterations and additions to existing facilities made up 69% of all commercial building permits.

Over 600,000 square feet have been planned in 24 new commercial projects. These projects include restaurants, offices, hotels, and mini-warehouse storage facilities.

2018 Highlights

- 4% population increase
- 11% increase in permits
- 8% increase in inspections

49,629

Population estimate

\$500 million

Value of building permits

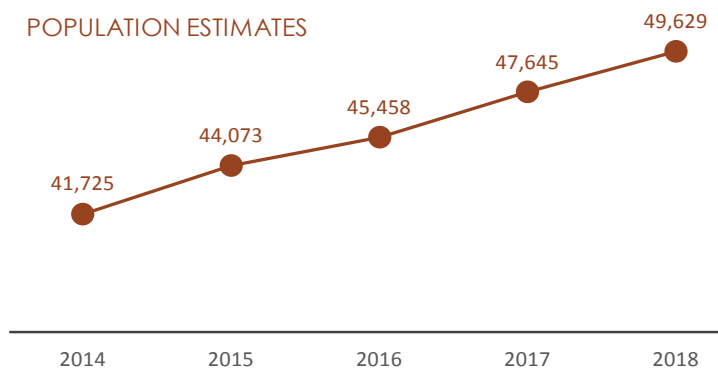
19,810

Building Inspections

726

Completed Structures

POPULATION ESTIMATES



RESIDENTIAL

PERMITTED & COMPLETED DEVELOPMENT

Residential development continues its upward trend, with marked increases in building permits, units, and remodels. The total number of residential structures started was up 11%, with 561 building permits issued. These permits included 1,519 units (32% single-family and 68% multi-family) totaling 2.9 million square feet at a value of \$298 million. Data suggests a continuing trend of renovations to existing residential structures. The city issued 152 permits for residential remodels, alterations and additions, an increase of 16% from 2017. Of the 898 units completed, 55% were single-family.

2018 Highlights

- 6% increase in single-family permits
- 16% increase in remodels and additions
- 61% increase in multi-family permits

SINGLE-FAMILY

Single-family development is steadily increasing. The city issued 487 single-family building permits, an increase of 6% from 2017. The number completed in 2018 was 494, similar to last year's 495 completed. The average value of a single-family permit was \$289,317. The average size of a single-family home was slightly smaller than last year at 2,883 square feet compared to 2,953 in 2017.

MULTI-FAMILY

The significant increase in multi-family units, value and size are the most notable changes in the 2018 numbers. The city issued building permits for 74 multi-family buildings (up 61%) with 1,032 units (up 132%). However, the number of multi-family units completed was down 30% from 2017. The average value of a multi-family unit was \$152,557, up nearly 37% from 2017. The average size of a multi-family unit was 1,460, 25% larger than those permitted the previous year.

1,519
Residential units started

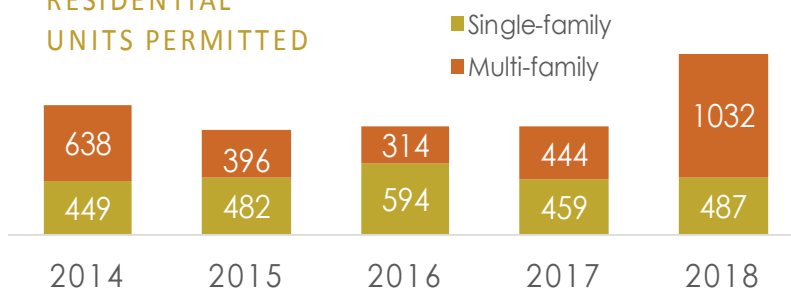
898
Residential units
completed

\$289,317
Average value
of single-family

ADDITIONS & REMODELS

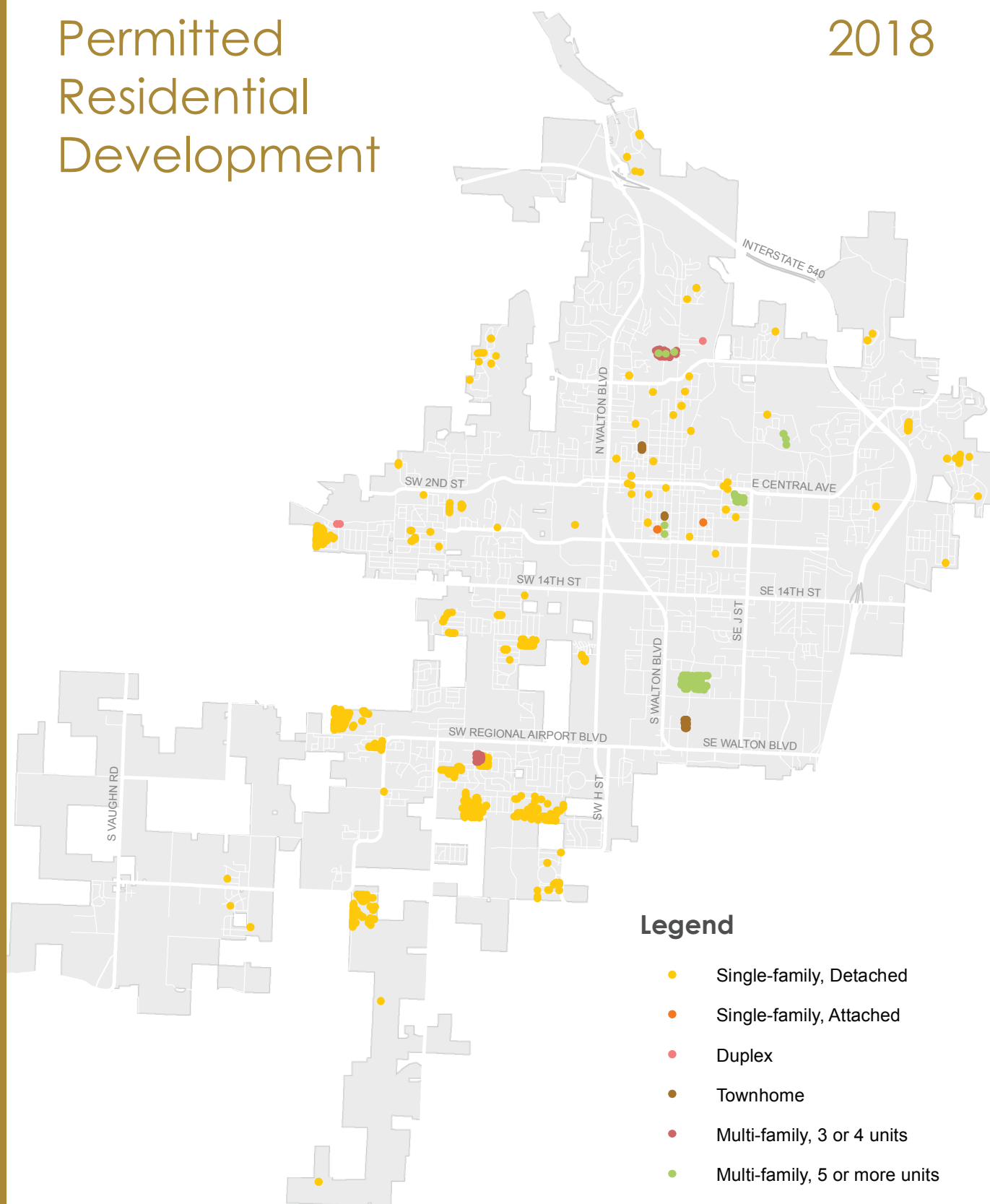
Additions and remodels continue to play a significant role in residential activity. The number of permits issued for such work increased 16% between 2017 and 2018, with a 2018 value of \$6.1 million, up 50% from 2017.

RESIDENTIAL UNITS PERMITTED



Permitted Residential Development

2018



RESIDENTIAL

PLANNED DEVELOPMENT

PLATTED LOTS

The total number of residential lots final platted in 2018 was 259, down 16% from 2017. However, this follows two record years with nearly 300 lots in 2017 and 638 in 2016. The number of lots preliminarily platted was up by 14% from 2017 with 782 in 2018.

LARGE SCALE DEVELOPMENTS

Residential large scale development dropped significantly after record levels last year. Planning Commission approved nine projects totaling 180 units in 2018, down 90% from 2017. Of the projects approved, 64% of the units are townhomes and the remainder are multi-family units.

REZONINGS

The number of requests to rezone property to a residential district decreased from 46 in 2017 to 26 in 2018. Of those, 42% were rezoned to a downtown residential district.

2018 Highlights

- 14% increase in preliminary platted lots
- 15% decrease in final platted lots

180 units

Planned townhome
and multi-family

259 lots

Final platted

782 lots

Preliminary platted

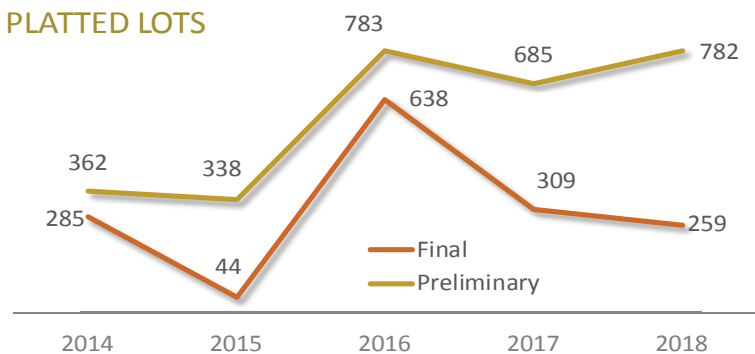
Planned J Street Townhomes



Planned 6th & SW B Street Townhomes

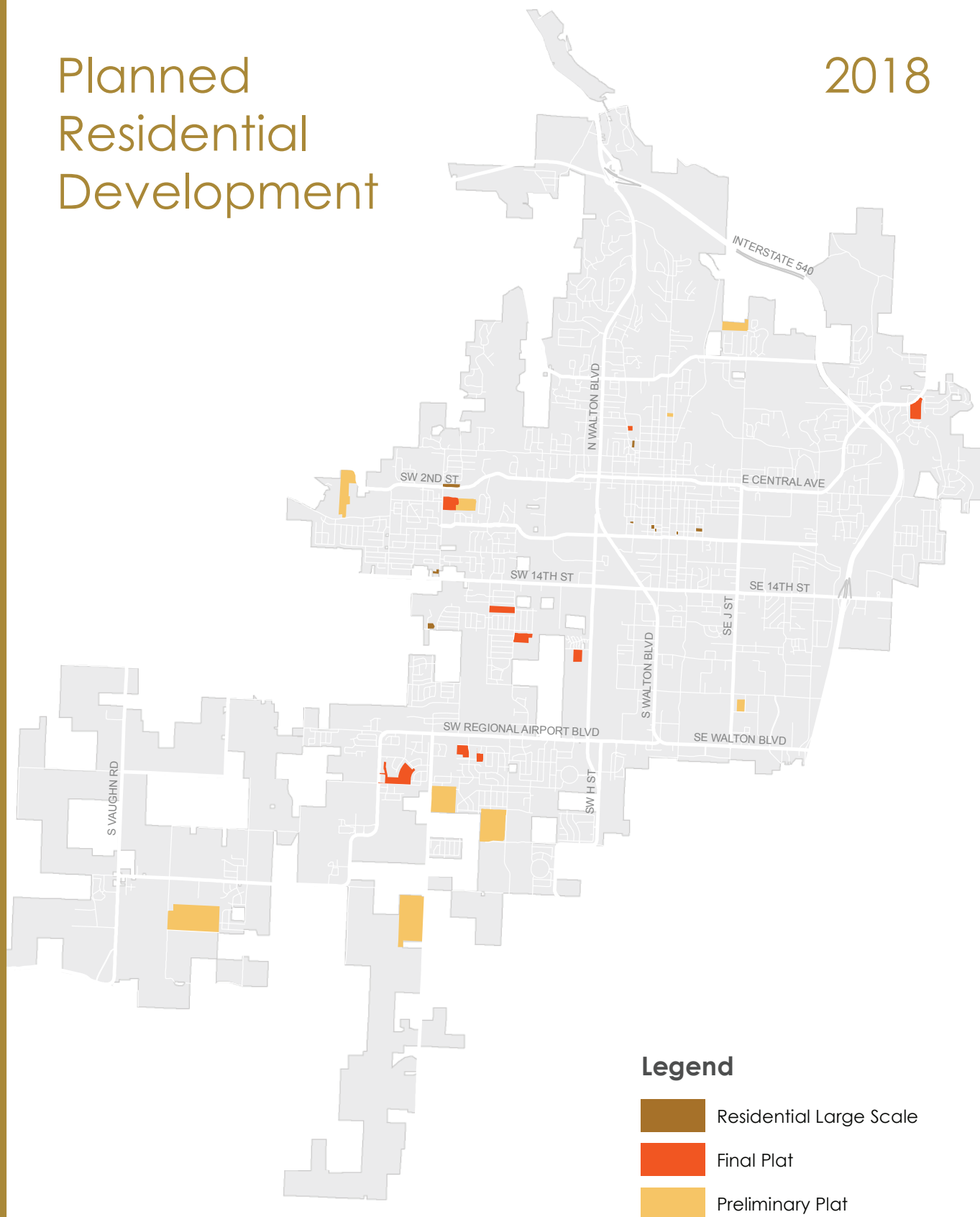


PLATTED LOTS



Planned Residential Development

2018





COMMERCIAL & INDUSTRIAL

PERMITTED & COMPLETED

Although the number of commercial projects that started construction were lower in 2018, the number completed was higher than in 2017.

The city issued 165 commercial permits; 31% new commercial and the rest were additions and alterations. While the number of commercial permits was lower than last year, the project sizes were larger. A total of 16.5 million square feet of new commercial were permitted compared to 1.8 million square feet permitted in 2017. The city closed out 46 new commercial projects, an increase of 58% from 2017.

The most notable change in commercial permits was the increase in additions and alterations. The number permitted was up 11% and the total square feet permitted went from 651,419 in 2017 to over two million in 2018.

PLANNED

The number of commercial projects planned was lower than in 2017, but the size of those projects are larger. Planning Commission approved 24 new commercial projects, down 25%, totaling 613,597 square feet, up 7%.

The number and size of industrial projects planned decreased. Planning Commission approved three industrial projects compared to five last year. The total size approved in 2018 was 184,650 square feet, significantly lower than the 1.6 million square feet approved last year.

2018 Highlights

- 32% decrease in new commercial permits
- 11% increase in commercial remodels

\$2.74 million

Average value of new commercial permit

46

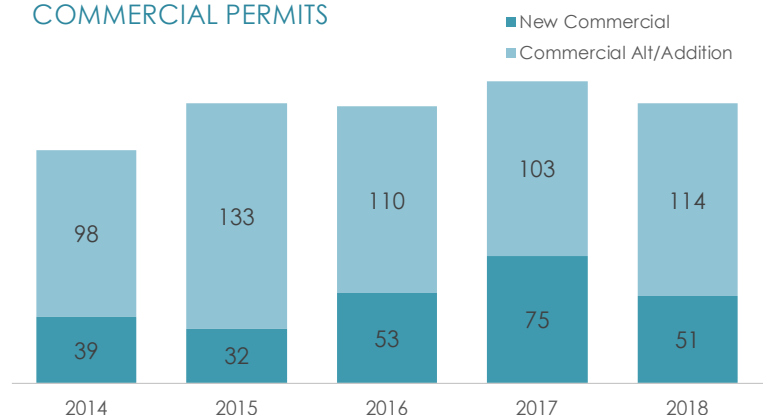
New commercial completed

798,247 sq. ft.

Commercial and industrial planned

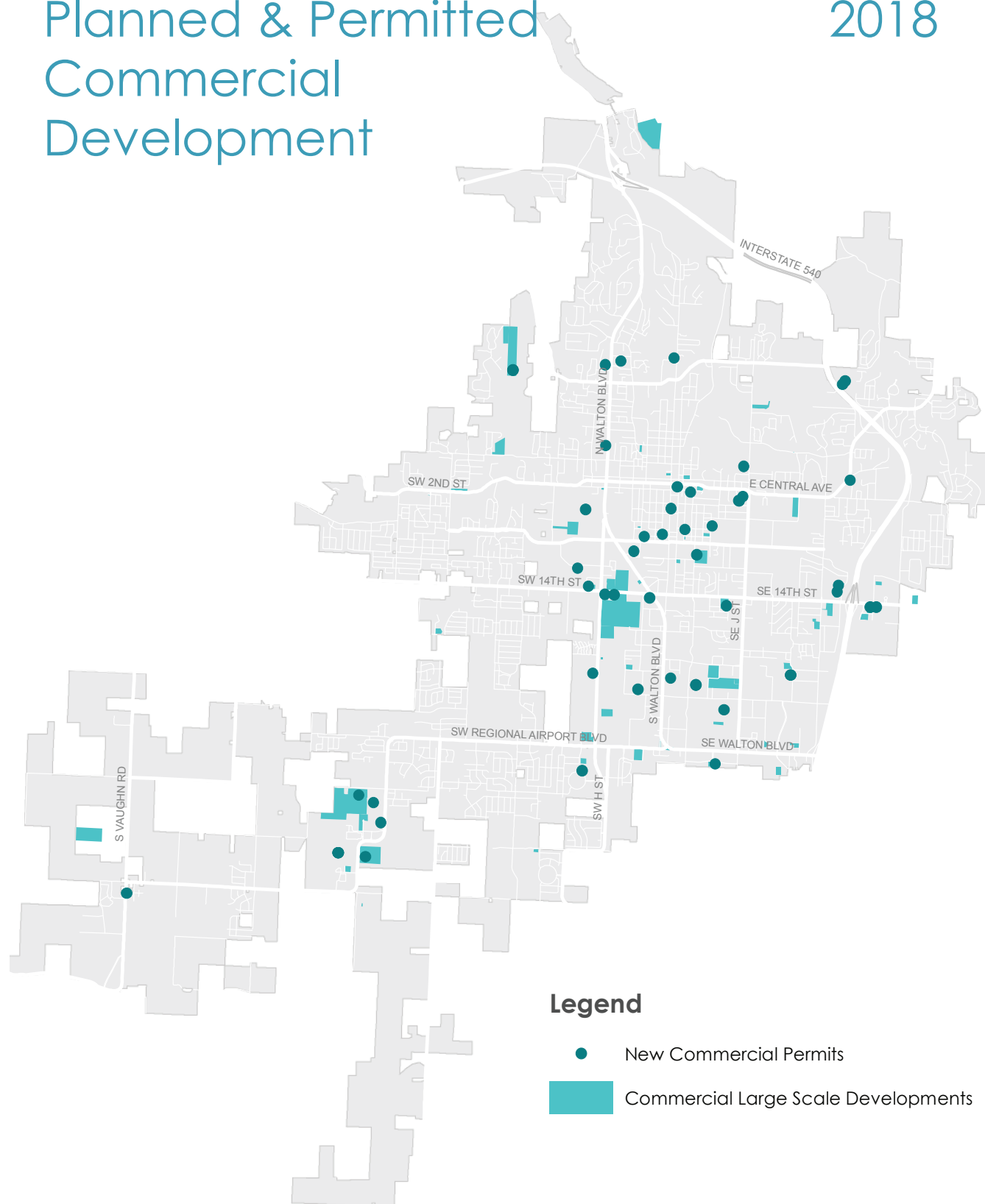


COMMERCIAL PERMITS



Planned & Permitted Commercial Development

2018





COMPREHENSIVE PLANNING

COMMUNITY PLAN ADOPTED

City Council approved the new Bentonville Community Plan on October 23, 2018. The plan establishes a vision for the future and serves as a guide for decision-making. It includes planning elements for land use and growth, housing, commerce, transportation and mobility, open spaces, environment, community facilities and infrastructure. Subarea plans are provided for five distinct areas facing rapidly changing conditions.

DEVELOPMENT PROCESS STREAMLINED

In 2018, planning, electric, engineering, water, sewer, transportation and wastewater departments collaborated to improve the submittal and review process for preliminary plats and large-scale developments. The process requires more information from developers earlier in the process to ensure a more comprehensive review. The new TrakIt project management and permitting software has improved the response time and communication between departments. All planning submittals are now accepted digitally online, eliminating the numerous copies previously required for each submittal and providing a cost-savings to applicants.

ZONING CODE AMENDED

On March 27, 2018, City Council adopted an ordinance amending the city's zoning code. This ordinance was the result of a bi-annual review of development codes to make clarifications, corrections, or updates to meet current conditions.

CORE VALUES

Holding true to community values and character as a rudder for moving forward, the Bentonville Community Plan is built upon a foundation of five guiding principles that reflect the heart and character of the community.

1. Thoughtful Growth
2. Sustainable Economy
3. Welcoming and Diverse
4. The Bentonville Experience
5. A Great Place to Plant Roots





1600 TREES PLANTED

Bentonville enhanced the environment with a contribution of 1,600 trees. With Walmart's generous donation and sponsorship, the city hosted the sixth annual Tree Planting Blitz. Over 100 volunteers planted 430 trees. The city, with support from the Bentonville Parks Conservancy, Steuart Walton and the Walton Family Foundation, gave Bentonville residents 800 trees during the spring and fall tree giveaway events.



BIKE TOWERS INSTALLED

The Public Art Advisory Committee oversaw the installation of two Bike Tower sculptures designed by Tylur French. Mr. French painted one in blue tones and the other in red tones, each serving as gateway features when entering Bentonville via the trail system.



TRANSPORTATION ASSISTANCE

Bentonville offers transportation assistance for low-income, elderly and disabled Bentonville residents by supplementing the costs associated with taxi and Ozark Regional Transit (ORT) fares. The number of residents benefitting from these programs increased by 11%. In 2018, 228 riders were approved for the taxi program and 51 for the ORT program. In the 2018 ORT program, the city issued 190 \$25 fare cards.

OCTOBER CELEBRATED AS PLANNING MONTH

For the sixth consecutive year, the city proclaimed October as Community Planning Month. This is part of a national campaign sponsored by the American Planning Association with the goal to increase understanding of community planning. The city sponsored an art poster contest to reflect the theme for 2018, *Housing as Community Infrastructure*. Claire Brown, an eighth grader at Fulbright Junior High School, submitted the winning artwork. A poster with her design is on display on the side of the Community Development Building at 305 SW A Street until October 2019.



APPENDIX

DEVELOPMENT TOTALS

Permits Issued

	2017		2018		
	Permits	% of Total	Permits	% of Total	% Change
Single-family	459	29.4%	487	28.1%	6.1%
Multi-family	46	2.9%	74	4.3%	60.9%
Residential Rem/Add	131	8.4%	152	8.8%	16.0%
New Commercial	75	4.8%	51	2.9%	-32.0%
Tenant Infill	100	6.4%	111	6.4%	11.0%
Commercial Rem/Add	3	0.2%	3	0.2%	0.0%
Industrial	0	0.0%	0	0.0%	0.0%
Swimming Pool	53	3.4%	50	2.9%	-5.7%
Fence	397	25.4%	380	21.9%	-4.3%
Relocate/Demolition	73	4.7%	117	6.8%	60.3%
Sign	201	12.9%	276	15.9%	37.3%
Other	24	1.5%	31	1.8%	29.2%
TOTAL	1562		1732		10.9%

Square Feet Permitted

	2017		2018		
	Sq. Ft.	% of Total	Sq. Ft.	% of Total	% Change
Single-family	1,355,364	31.2%	1,403,882	6.5%	3.6%
Multi-family	483,424	11.1%	1,507,114	6.9%	211.8%
New Commercial	1,853,478	42.7%	16,537,790	76.1%	792.3%
Commercial Rem/Add	651,419	15.0%	2,297,102	10.6%	252.6%
Industrial	0	0.0%	0	0.0%	0.0%
TOTAL	4,343,685		21,745,888		400.6%

Valuation

	2017		2018		
	Value	% of Total	Value	% of Total	% Change
Single-family	\$ 133,829,911	33.9%	\$ 140,897,184	28.4%	5.3%
Multi-family	\$ 49,528,757	12.5%	\$ 157,438,442	31.7%	217.9%
Residential Rem/Add	\$ 4,113,200	1.0%	\$ 6,184,692	1.2%	50.4%
New Commercial	\$ 177,268,811	44.9%	\$ 139,906,579	28.2%	-21.1%
Commercial Rem/Add	\$ 26,730,189	6.8%	\$ 46,174,389	9.3%	72.7%
Industrial	\$ -	0.0%	\$ -	0.0%	0.0%
Swimming Pools	\$ 2,529,714	0.6%	\$ 3,806,078	0.8%	50.5%
Signs	\$ 1,147,173	0.3%	\$ 1,637,410	0.3%	42.7%
TOTAL	\$ 395,147,755		\$ 496,044,774		25.5%

Fees

	2017		2018		
	Fees	% of Total	Fees	% of Total	% Change
Single-family	\$ 473,936	42.5%	\$ 530,607	37.9%	12.0%
Multi-family	\$ 125,389	11.2%	\$ 364,876	26.0%	191.0%
Residential Rem/Add	\$ 20,522	1.8%	\$ 29,902	2.1%	45.7%
New Commercial	\$ 384,828	34.5%	\$ 299,825	21.4%	-22.1%
Commercial Rem/Add	\$ 65,571	5.9%	\$ 117,240	8.4%	78.8%
Swimming Pools	\$ 13,480	1.2%	\$ 19,820	1.4%	47.0%
Signs	\$ 8,881	0.8%	\$ 14,919	1.1%	68.0%
Fences	\$ 9,900	0.9%	\$ 10,310	0.7%	4.1%
Relocate/Demolition	\$ 6,310	0.6%	\$ 7,660	0.5%	21.4%
Other	\$ 5,990	0.5%	\$ 5,711	0.4%	-4.7%
TOTAL	\$ 1,114,807		\$ 1,400,870		25.7%

DEVELOPMENT TOTALS

Planned Development

	2017		2018		
	Projects	% of Total	Projects	% of Total	% Change
Preliminary Plats	9	2.6%	11	3.7%	22.2%
Final Plats	7	2.0%	10	3.3%	42.9%
Lot Splits	54	15.6%	42	14.0%	-22.2%
Property Line Adjustment	61	17.6%	49	16.4%	-19.7%
Large Scale Developer	84	24.3%	76	25.4%	-9.5%
Rezoning	69	19.9%	43	14.4%	-37.7%
Conditional Use	20	5.8%	28	9.4%	40.0%
Variance	32	9.2%	36	12.0%	12.5%
General Plan Amend.	10	2.9%	4	1.3%	-60.0%
TOTAL	346		299		-13.6%

Platted Lots

	2017		2018		
	Lots	% of Total	Lots	% of Total	% Change
Preliminary	689	69.0%	785	74.8%	13.9%
Final	309	31.0%	264	25.2%	-14.6%
TOTAL	998		1049		5.1%

Large Scale Developments

	2017		2018		
	Projects	% of Total	Projects	% of Total	% Change
Residential	13	16.5%	9	11.8%	-30.8%
Commercial	32	40.5%	24	31.6%	-25.0%
Industrial	5	6.3%	3	3.9%	-40.0%
Public (schools/govt)	9	11.4%	11	14.5%	22.2%
Other (parking lots/trails)	20	25.3%	17	22.4%	-15.0%
Public Infrastructure	0	0.0%	9	11.8%	-
Withdrawn	0	0.0%	3	3.9%	-
TOTAL	79		76		-3.8%

Completed Development - Certificates of Occupancy (certificates)

	2017		2018		
	Certificates	% of Total	Certificates	% of Total	% Change
Single-family	495	74.0%	494	68.0%	-0.2%
Multi-family	46	6.9%	46	6.3%	0.0%
Residential Rem/Add	25	3.7%	45	6.2%	80.0%
Residential Access/Misc	10	1.5%	0	0.0%	-100.0%
New Commercial	29	4.3%	46	6.3%	58.6%
Tenant Infill	33	4.9%	27	3.7%	-18.2%
Commercial Rem/Add	30	4.5%	68	9.4%	126.7%
Industrial	1	0.1%	0	0.0%	-100.0%
TOTAL	669		726		8.5%

Building Inspections

	2017		2018		
	Inspections	% of Total	Inspections	% of Total	% Change
Inspections	18,279	93.2%	19,810	94.0%	8.4%
Code Enforcement	1,334	6.8%	1,269	6.0%	-4.9%
TOTAL	19,613		21,079		7.5%

APPENDIX

RESIDENTIAL

Residential Permits

	2017		2018		
	Permits	Units	Permits	Units	% Change (permits)
Single-family	459	459	487	487	6.1%
Multi-family	46	444	74	1032	60.9%
SUBTOTAL	505	903	561	1519	11.1%
Residential Rem/Add	131		152		16.03%
TOTAL	636		713		12.11%

Residential Size

	2017		2018		
	Sq. Ft.	% of Total	Sq. Ft.	% of Total	% Change
Single-family	1,355,364	73.7%	1,403,882	48.2%	3.6%
Multi-family	483,424	26.3%	1,507,114	51.8%	211.8%
TOTAL	1,838,788		2,910,996		58.3%
Avg Size - Single-family	2,953		2,883		-2.4%
Avg Size - Multi-family	1,089		1,460		25.4%

Residential Valuation

	2017		2018		
	Value	% of Total	Value	% of Total	% Change
Single-family	\$ 133,829,911	73.0%	\$ 140,897,184	47.2%	5.3%
Multi-family	\$ 49,528,757	27.0%	\$ 157,438,442	52.8%	217.9%
SUBTOTAL	\$ 183,358,668		\$ 298,335,626		62.7%
Rem / Add	\$ 4,113,200		\$ 6,184,692		50.4%
TOTAL	\$ 187,471,868		\$ 304,520,318		62.4%
Avg Value - Single-family	\$ 291,568		\$ 289,317		-0.8%
Avg Value - Multi-family	\$ 111,551		\$ 152,557		36.8%
Avg Value - Rem/Add	\$ 31,398		\$ 40,689		29.6%

*Multi-family includes any residential other than single-family detached.

RESIDENTIAL

Residential Platted Lots

	2017		2018		
	Lots	% of Total	Lots	% of Total	% Change
Preliminary	685	68.9%	782	75.1%	14.2%
Final	309	31.1%	259	24.9%	-16.2%
TOTAL	994		1,041		4.7%

Residential Multi-family Planned

	2017		2018		
	Units	% of Total	Units	% of Total	% Change
Townhomes	136	7.1%	115	63.9%	-15.4%
Multi-family	1,767	92.9%	65	36.1%	-96.3%
TOTAL	1,903		180		-90.5%

Completed Residential - Certificates of Occupancy

	2017		2018		
	Permits	Units	Permits	Units	% Change (permits)
Single-family	495	495	494	494	-0.2%
Multi-family	46	570	46	404	0.0%
TOTAL	541	1065	540	898	-0.2%
Residential Rem/Add	25		45		80.0%

APPENDIX

COMMERCIAL & INDUSTRIAL

Commercial & Industrial Permits

	2017		2018		%
	Permits	% of Total	Permits	% of Total	Change
New Commercial	75	42.1%	51	30.9%	-32.0%
Commercial Rem/Add	103	57.9%	114	69.1%	10.7%
COM TOTAL	178		165		-07.3%
Industrial	0		0		0.0%
TOTAL	178		165		-07.3%

Commercial & Industrial Size

	2017		2018		%
	Sq. Ft.	% of Total	Sq. Ft.	% of Total	Change
New Commercial	1,853,478	74.0%	16,537,790	87.8%	792.3%
Commercial Rem/Add	651,419	26.0%	2,297,102	12.2%	252.6%
COM TOTAL	2,504,897		18,834,892		651.9%
Industrial	-		-		0.0%
TOTAL	2,504,897		18,834,892		651.9%
Avg Size - New Commercial	24,713		324,270		1212.1%
Avg Size - Com Rem/Add	6,324		20,150		218.6%
Avg Size - Industrial	--		---		0.0%

Commercial & Industrial Valuation

	2017		2018		%
	Value	% of Total	Value	% of Total	Change
New Commercial	\$ 177,268,811	86.9%	\$ 139,906,579	75.2%	-21.1%
Commercial Rem/Add	\$ 26,730,189	13.1%	\$ 46,174,389	24.8%	72.7%
COM TOTAL \$	203,999,000		186,080,968		-08.8%
Industrial	\$ -		\$ -		0.0%
TOTAL	203,999,000		186,080,968		-08.8%
Avg Value - New Commercial	\$ 2,363,584		\$ 2,743,266		16.1%
Avg Value - Com Rem/Add	\$ 259,516		\$ 405,039		56.1%
Avg Value - Industrial	--		---		0.0%

COMMERCIAL & INDUSTRIAL

Commercial & Industrial Planned (Large Scale Development)

	2017		2018		%
	Projects	% of Total	Projects	% of Total	Change
Commercial	32	86.5%	24	88.9%	-25.0%
Industrial	5	13.5%	3	11.1%	-40.0%
TOTAL	37		27		-27.0%
Public	9		11		22.2%

Commercial & Industrial Planned Size (Large Scale Development)

	2017		2018		%
	Sq. Ft.	% of Total	Sq. Ft.	% of Total	Change
Commercial	573,812	25.5%	613,597	76.9%	6.9%
Industrial	1,677,222	74.5%	184,650	23.1%	-89.0%
TOTAL	2,251,034		798,247		-64.5%
Public	310,693		159,565		-48.6%

Complete Commercial - Certificates of Occupancy

	2017		2018		%
	Certificates	% of Total	Certificates	% of Total	Change
New Commercial	29	31.2%	46	32.6%	58.6%
Commercial Rem/Add	30	32.3%	68	48.2%	126.7%
Tenant Infill	33	35.5%	27	19.1%	-18.2%
Industrial	1	1.1%	0	0.0%	-100.0%
TOTAL	93		141		51.6%

APPENDIX

2018

ZONING ACTIVITY

Zoning Activity

	2017	2018	
	No.	No.	% Change
Rezoning	69	43	-37.7%
Conditional Use	20	28	40.0%
Variance	32	36	12.5%
TOTAL	121	107	14.8%

Rezoning

	2017		2018		% Change
	No.	% of Total	No.	% of Total	% Change
Zoned to:					
Agriculture	0	0.0%	0	0.0%	0.0%
Residential	46	66.7%	26	60.5%	-43.5%
Commercial	13	18.8%	7	16.3%	-46.2%
Industrial	2	2.9%	3	7.0%	50.0%
Mixed Use	8	11.6%	7	16.3%	-12.5%
TOTAL	69		43		-37.7%
Downtown Residential	30	73.2%	11	57.9%	-63.3%
Downtown Commercial	5	12.2%	1	5.3%	-80.0%
Downtown Mixed Use	6	14.6%	7	36.8%	16.7%
TOTAL	41		19		-53.7%

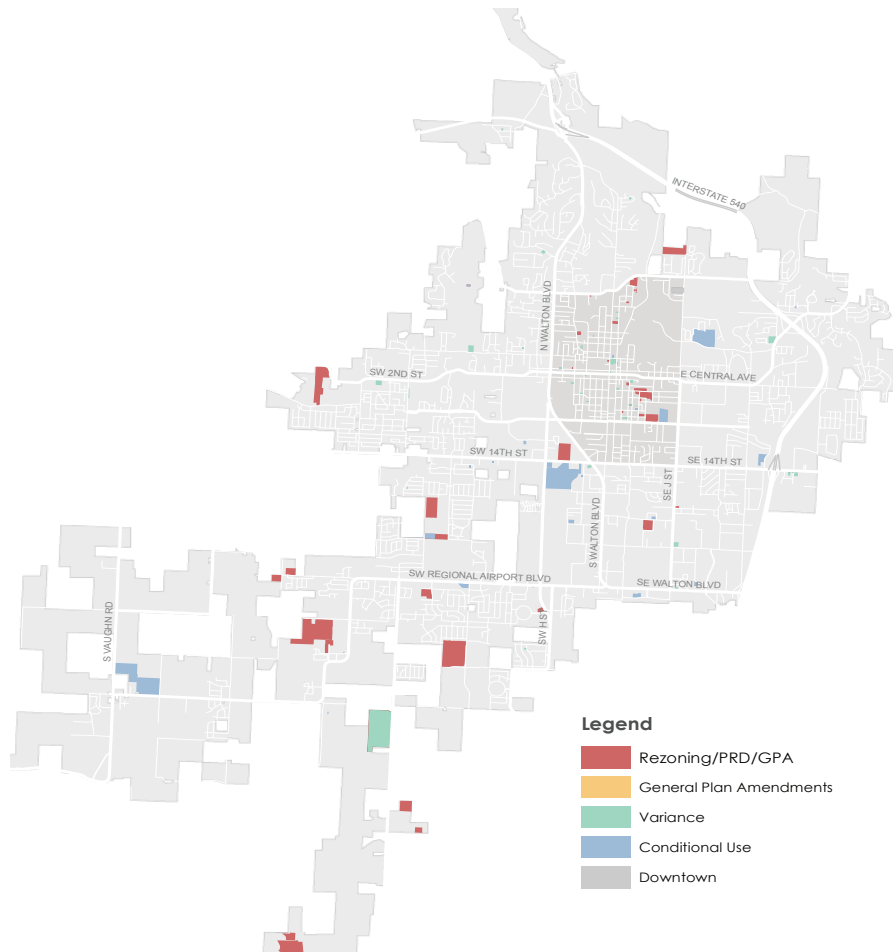
ZONING ACTIVITY

Conditional Uses

	2017		2018		% Change
	No.	% of Total	No.	% of Total	% Change
Permanent Uses	14	73.7%	19	67.9%	35.7%
Temporary Uses	3	15.8%	8	28.6%	166.7%
Special Events	2	10.5%	1	3.6%	-50.0%
TOTAL	19		28		47.4%

Variances

	2017		2018		% Change
	No.	% of Total	No.	% of Total	% Change
Setbacks	10	32.3%	13	36.1%	30.0%
Lot Width/Size	3	9.7%	1	2.8%	-66.7%
Density	4	12.9%	6	16.7%	50.0%
Sign	3	9.7%	4	11.1%	33.3%
Fence	8	25.8%	8	22.2%	0.0%
Sight Triangle	1	3.2%	0	0.0%	-100.0%
Design	1	3.2%	4	11.1%	300.0%
Flood	1	3.2%	0	0.0%	-100.0%
TOTAL	31		36		16.1%





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