



2021

ANNUAL DEVELOPMENT REPORT



DEVELOPMENT SUMMARY

8th Street Parking Deck

The Annual Development Report is a compilation of data from the Building Services division and the Planning division to present a picture of 2021 development activity in Bentonville. Building data, including permits and inspections, identify development that has started and completed construction. The Planning data, including plats, large scale developments, and rezonings are projects that are in the planning phase of development.

Building Services

- 1,562 permits
- 9,312,797 sq. ft. permitted
- \$1.117 billion valuation
- 586 certificates of occupancy
- 96 relocations/demolitions

Starts (Permits). Permits are issued when construction can begin (a.k.a. building starts.) A total of 1,562 permits were issued in 2021. This is down by 13% from last year, after a six year trend of annual increases.

Value. While the number of permits decreased, the value of all permits increased significantly, 111% from 2020. 2021 marks the first year Bentonville has exceeded \$1 billion in permit valuation.

Completions (C of O's). Completions are when a structure passes all inspections and a certificate of occupancy is issued. Completions were down by 35% from 2020, with 586 completions.

Inspections. Inspections are completed for the building, electrical, plumbing, mechanical and site conditions on new construction. The number of inspections dropped 13% from 2020, continuing a three-year trend of decreasing inspections.

Demolitions/Relocations. Demolition permits were up by nearly 8% with 96 demolition or relocation permits.

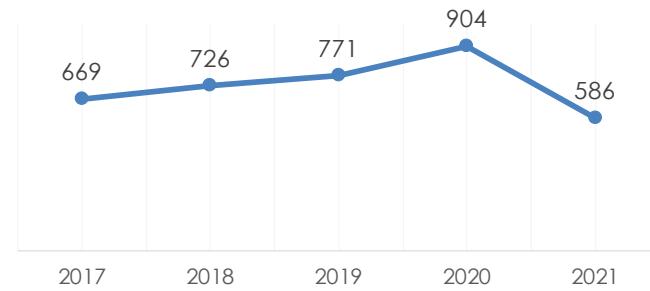
Building Permits 2017-2021



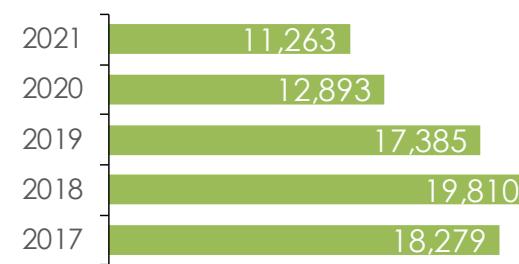
Building Permits - 2021



Certificates of Occupancy 2017-2021



Building Inspections 2017-2021





8th Street Parking Deck

Planning

- 365 planning projects
- 1,153 lots platted
- 118 incidental subdivisions*
- 60 large scale developments
- 77 rezonings
- 23 conditional uses
- 37 variances
- 20 waivers

Total projects. The number of planning projects increased for the second year in a row, just slightly at .3% from 2020.

Rezoning. Rezonings also increased, second year in a row, up by one from 2020. Nearly 57% of all rezoning request are located downtown.

Variances/Waivers. Request for variances from the zoning code continue to rise, with a 19% increase from 2020. Similarly, waivers increased from 17 in 2020 to 20 in 2021.

Platting. Planning Commission approved 22 preliminary plats, up from 9 plats in 2020. Final plats stayed at the same level as 2020 with six. The total lots platted (preliminary and final) was 1,153.

Large Scale Developments. Large scale developments were one of just two project types that decreased in 2021, from 75 projects in 2020 to 60 in 2021. Conditional use requests were the other decrease, by nearly 47%.

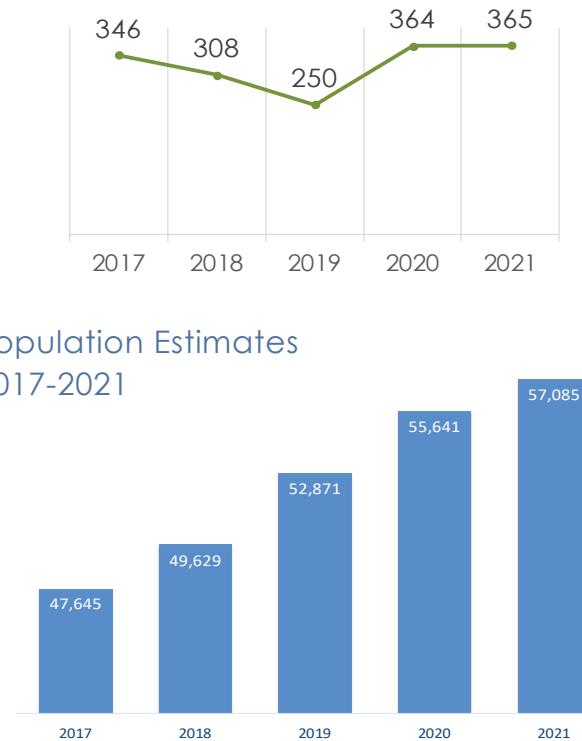
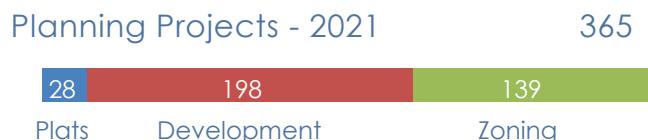
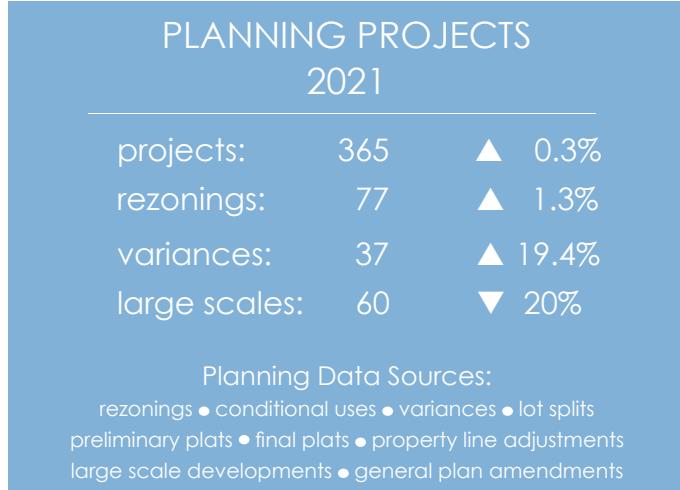
57,085**

Population Estimate

Staff uses certificate of occupancy data and persons per unit to estimate population. The results of the 2020 Census (54,164 on April 1, 2020) provided the baseline. Bentonville's current in-house population estimate is 57,085, a 6% increase from April 1, 2020.

* Lot splits and property line adjustments

**City of Bentonville In-house Estimate



RESIDENTIAL Permitted and Completed

Crystal Flats

Building Services saw an overall decrease in residential development activity in 2021. The total number of permits dropped slightly, down 4%. The number of units permitted and the number of units completed both dropped significantly, 48% and 30% respectively. In large part, this reflects a slow-down in multifamily development.

Single-family

- 457 single-family units permitted
- \$166.1 million valuation
- \$363,481 value per unit
- 277 certificates of occupancy

The number of single-family units permitted decreased from 481 in 2020 to 457 in 2021, down 5%. However, the average size per unit increased just over 15% at 3,140 square feet. Similarly, the average value per unit increased 23% from \$292,122 in 2020 to \$363,481 in 2021.

Multi-family

- 146 multifamily units permitted (29 permits)
- \$17.7 million valuation
- \$121,207 value per unit
- 378 certificates of occupancy (units)

Multifamily units decreased the most, at nearly 79%, from 687 units in 2020 to 146 units in 2021. The average value of a multifamily unit decreased by 13%, from \$140,050 to \$121,207 in 2021. The average size dropped by the same percent, with an average size of 1,132 square feet in 2021.

Additions & Remodels

- 260 additions and remodel permits
- \$16.8 million valuation
- \$64,647 average value per permit
- 67 certificates of occupancy

2021 saw a continuation of investment in additions and remodels to existing homes. 260 permits were issued, up nearly 4% from 2020. The average value of a remodel or addition increased even more significantly, 25% from 2020, with an average value of \$64,647 in 2021.

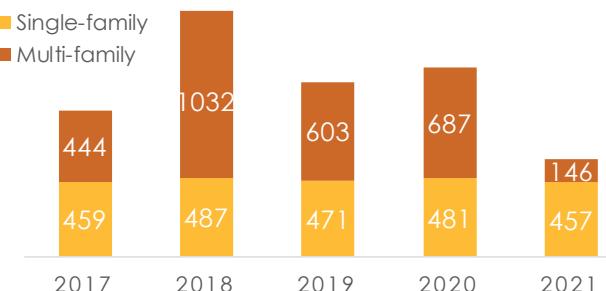
RESIDENTIAL CONSTRUCTION 2021

residential permits:	746	▼ 4%
units permitted:	603	▼ 48%
units completed:	655	▼ 30%

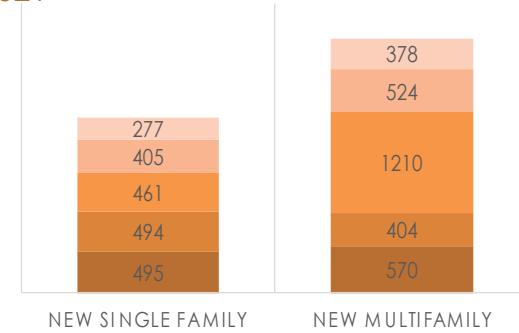
Residential Units Permitted- 2021

457	146
Single-family	Multi-family

Residential Permits(units) 2017-2021



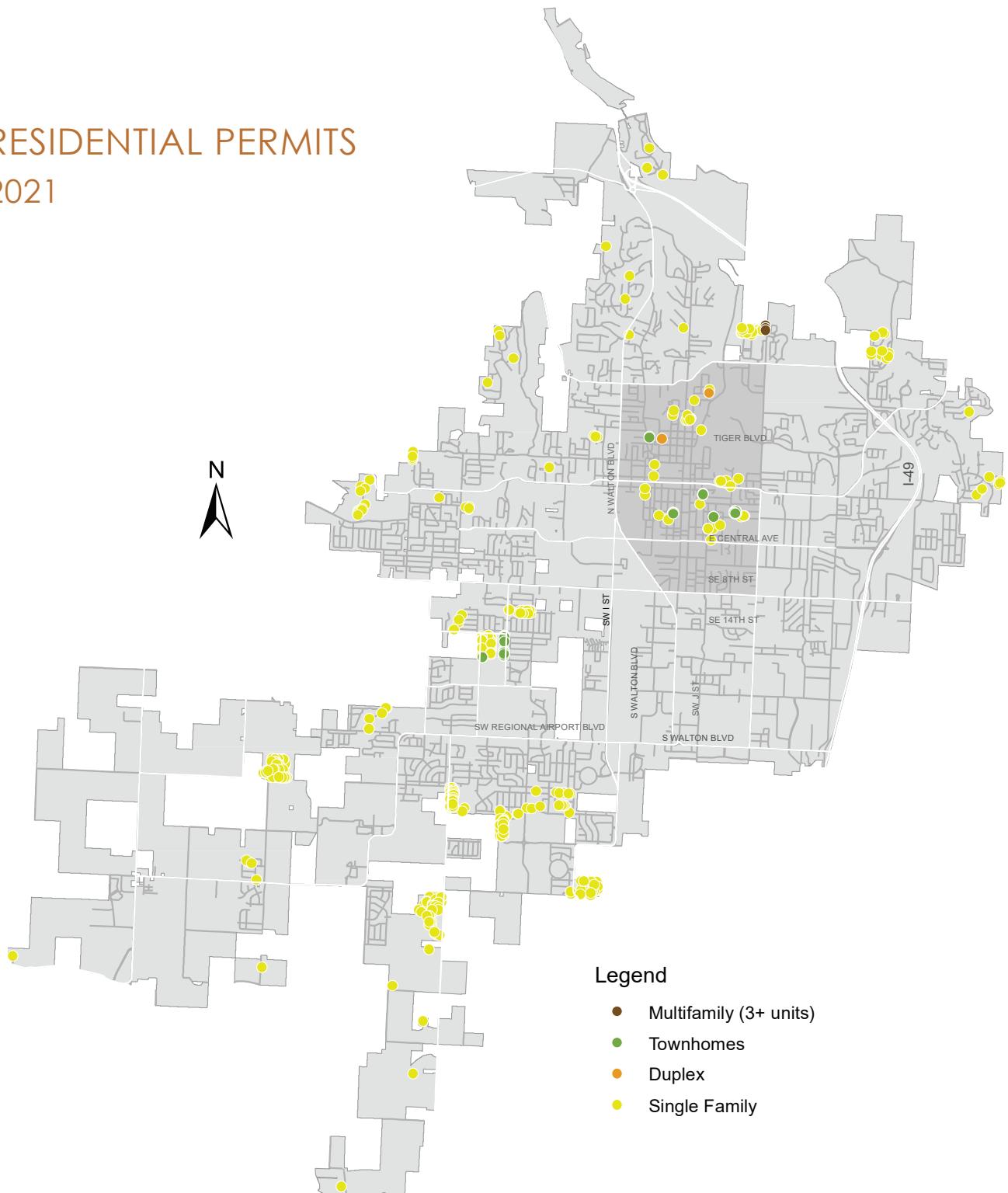
Residential Completed (units) 2017-2021





Crystal Flats

RESIDENTIAL PERMITS 2021



Legend

- Multifamily (3+ units)
- Townhomes
- Duplex
- Single Family

RESIDENTIAL Planned Development

102 Apartments

Subdivision plats, large scale developments and rezonings gauge planned residential activity. Approval of final plats and large scale developments indicate projects are ready for construction. Preliminary plats and rezonings suggest planned projects planned but not yet ready for construction.

Preliminary Plats

- 9 residential preliminary plats
- 651 preliminary lots

Preliminary plats are the planning documents for developing subdivisions. Once these plats are approved, developers can begin installing infrastructure.

Final Plats

- 6 residential final plats
- 492 final platted residential lots

Final plats are approved by Planning Commission once all of the infrastructure is installed. Once approved, building permits can be issued on individual lots.

Large Scale Developments

- 5 townhome projects
- 8 multifamily projects
- 994 residential units

Residential large scale developments generally include townhomes and multifamily complexes. The number of planned units in 2021 was 994, a 48% increase over 2020.

Rezonings

- 42 residential rezonings
- 25 downtown residential rezonings

Residential rezonings were down by 2% from 2020, with 42 rezonings in 2021. Of those residential rezonings, nearly 60% are located downtown.



Haxton Townhomes

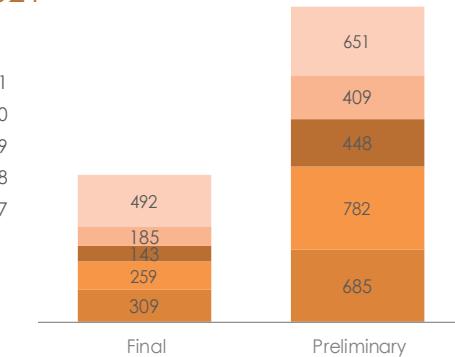
PLANNED RESIDENTIAL 2021

preliminary plats:	651 lots	▲ 59%
final plats:	492 lots	▲ 166%
multi-family:	994 units	▲ 48%

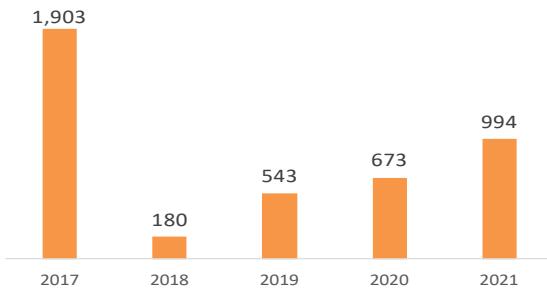
Planned Lots & Units - 2021

Preliminary Lots	Final Lots	Multi-family Units
651	492	994

Platted Lots 2017-2021

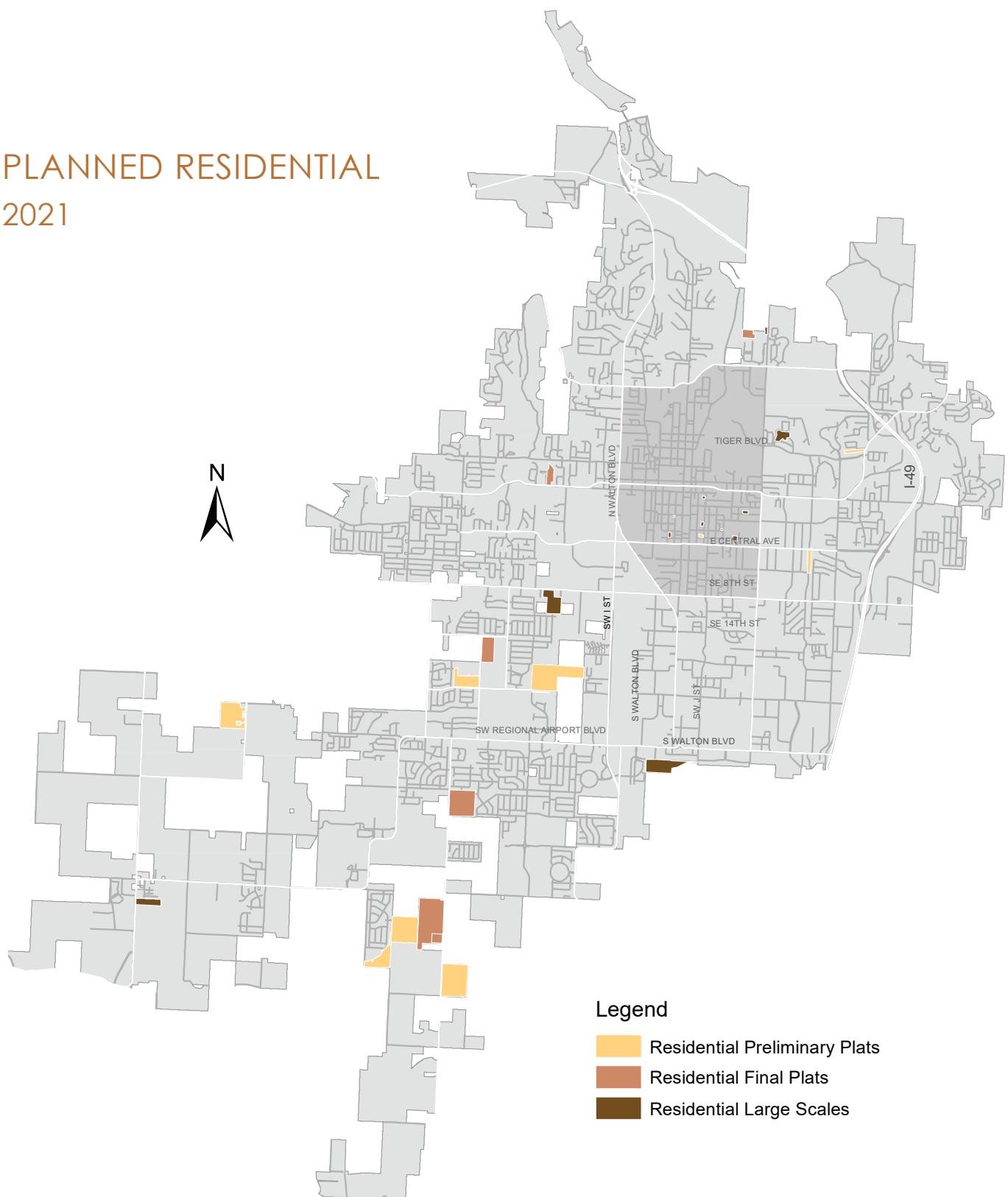


Multi-family Units Planned 2017-2021





PLANNED RESIDENTIAL 2021



Legend

- Yellow Residential Preliminary Plats
- Orange Residential Final Plats
- Dark Brown Residential Large Scales



COMMERCIAL & INDUSTRIAL

Permitted and Completed

The number of commercial permits was up 21% over 2020 with a total value of \$911 million. Of all commercial permits, 70% are tenant infills, remodels or additions.

New Commercial

- 50 new commercial permits
- 6.6 million sq. ft. permitted
- \$859.2 million valuation
- 40 certificates of occupancy

New commercial construction went up 16% between 2020 and 2021. During that same time, the value of new construction went up 262%. The average value of new commercial was \$17.1 million. These significant increases in value and size are due in large part to the initiation of several phases of the Walmart Campus.

Infills / Remodels / Additions

- 122 infill/remodel/addition permits
- 1.1 million sq. ft. permitted
- \$51.7 million valuation
- 81 certificates of occupancy

Commercial infill, remodels and additions continue to increase. The number of infills and remodels increased by 23% over 2020 and the value up by 45%.

Industrial

Since 2017, there have been no permits issued as an industrial structure.



The Ledger

COMMERCIAL CONSTRUCTION

2021

commercial permits:	172	▲ 21%
commercial value:	\$911 M	▲ 233%
commercial completed:	121	▼ 33%

Commercial Permits - 2021

	50	122
New		Infill/Remodel/Addition

Commercial Permits 2017-2021

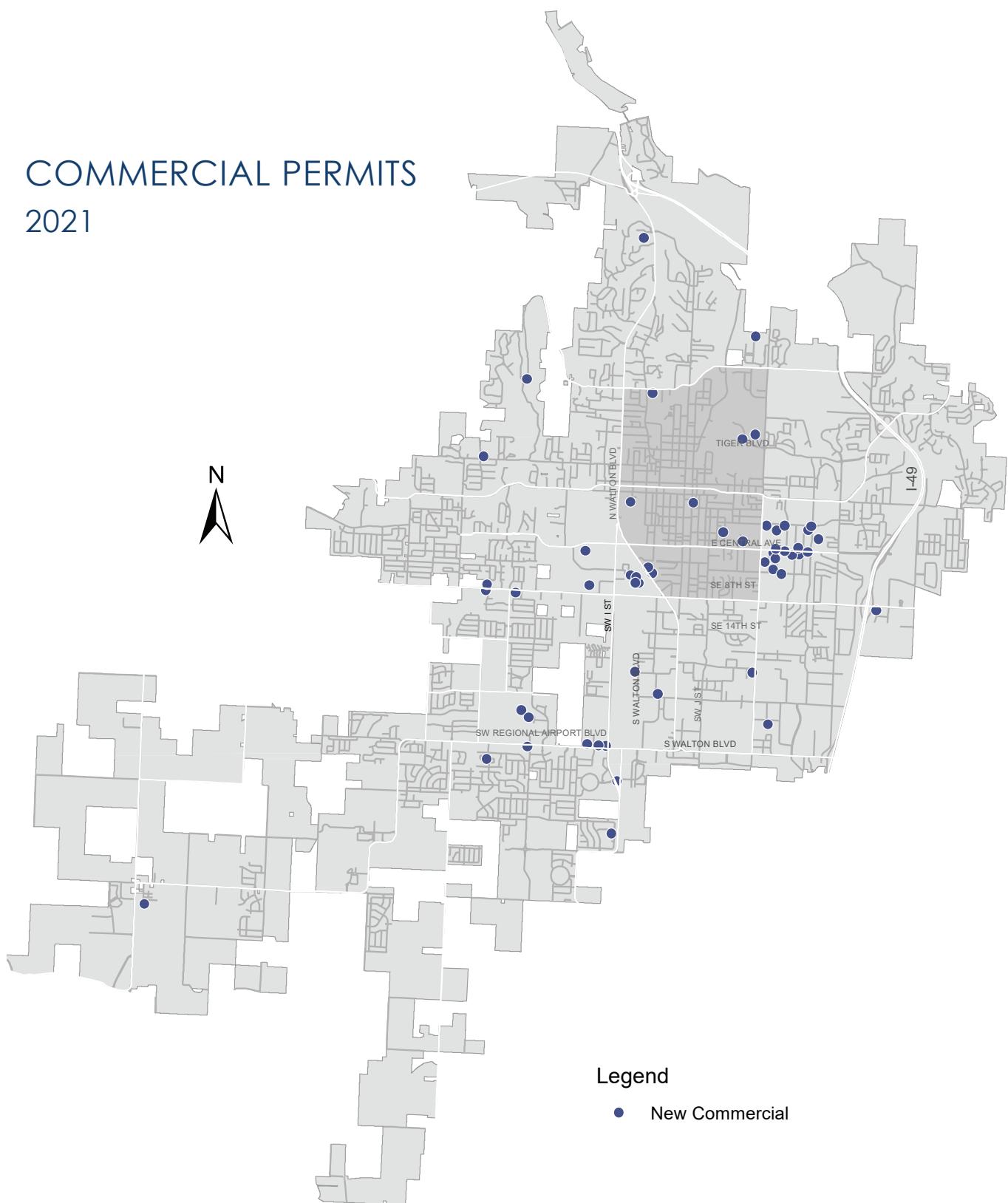


Commercial Value 2017-2021





COMMERCIAL PERMITS 2021



COMMERCIAL & INDUSTRIAL

Planned Development

Walmart Campus

Nonresidential developments are categorized as commercial, industrial, public facilities, infrastructure, or other. A total of 48 projects came through the planning commission, totaling over three million square feet.

Commercial

- 24 commercial projects
- 2.7 million sq. ft. approved

The number of commercial projects was one more than in 2020. However, the total size approved jumped nearly 380%, from 571,877 sq. ft. in 2020 to 2.7 million sq. ft. in 2021.

Industrial

- 1 industrial project
- 283,549 sq. ft. approved

Industrial development remains low, with just one project in 2021. There were no industrial projects in 2020.

[View @ North Entry](#)



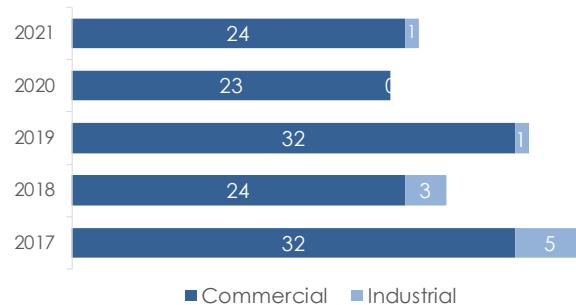
Exterior Vignette : Front Porch



PLANNED COMMERCIAL 2021

commercial projects: 24 ▲ 4%
commercial size: 2.7 million sq. ft. ▲ 380%

Commercial Projects 2017-2021



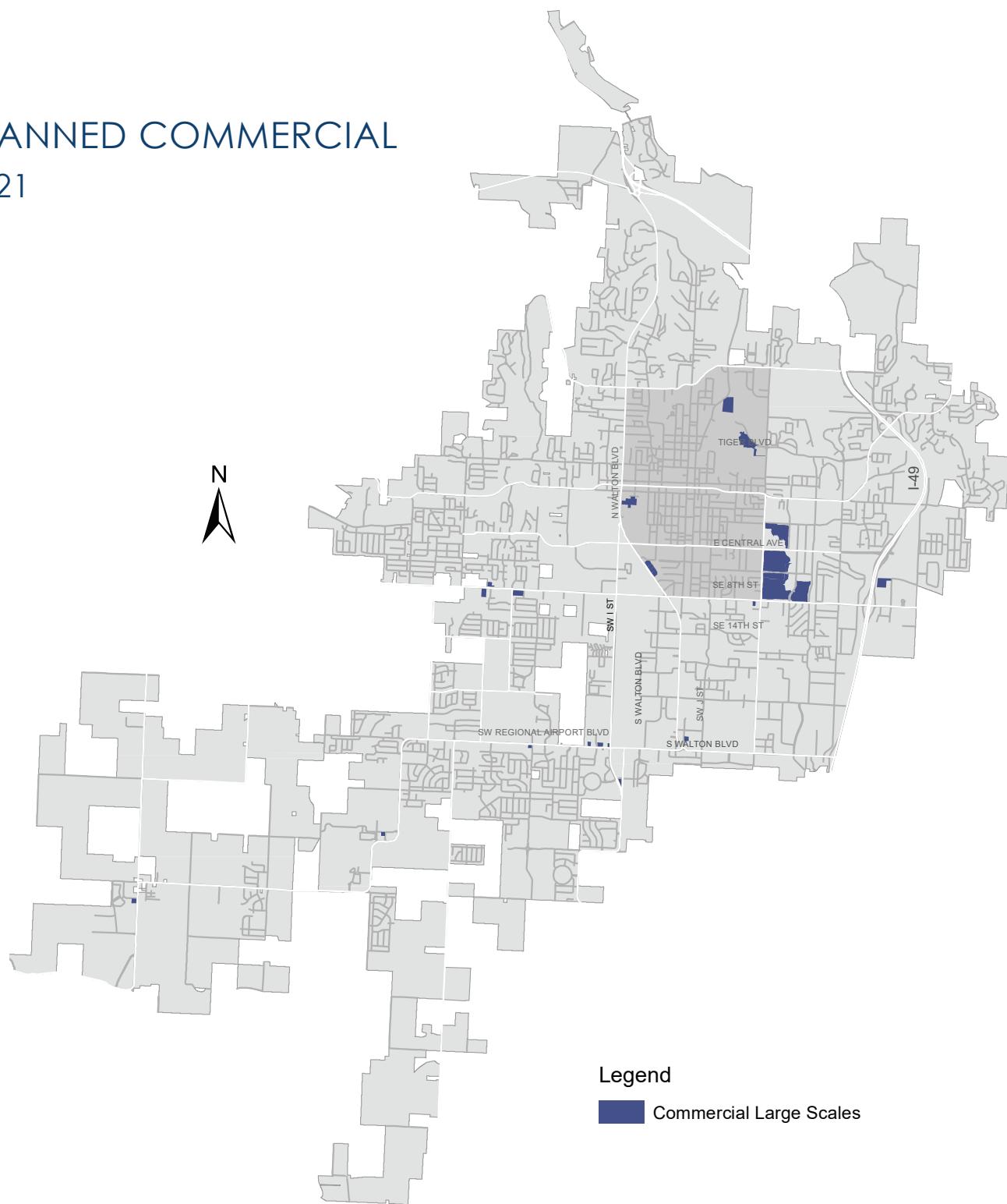
Commercial Project Size (sq. ft.) 2017-2021





Walmart Campus

PLANNED COMMERCIAL 2021





COMPREHENSIVE PLANNING

A Tribute to the Almost Forgotten Osage Prairie

Comprehensive Planning manages the long-range planning services for Bentonville, updates development codes, supports the implementation of the Bentonville Community Plan, provides staff support for several committees, and administers community programs such as the Great Neighborhoods Partnership.

Code Updates

- Adopted the Future Land Use Map and Zoning District Alignment Policy to guide rezoning decisions.
- Updated the Future Land Use Map for consistency with rezonings since 2018.
- Adopted an ordinance requiring a Future Land Use Map amendment when a rezoning does not align with the Future Land Use Map and Zoning District Alignment Policy.
- Eliminated the sidewalk standards in the Downtown Core and Downtown Edge zoning districts that are now being addressed in the recently adopted Master Street Plan.
- Amended lot and setback standards for residential zoning districts to better accommodate smaller lot sizes to increase housing opportunities.
- Established regulations for semi-permanent parklets.
- Adopted the 2021 Zoning Code and Land Development Code Amendments.
- Adopted an ordinance to regulate donation boxes.

Many of the Zoning and Land Development Code updates adopted in 2021 were in response to the Code Diagnostic completed in late 2020. These updates included policies and amendments to align and maintain alignment between the Future Land Use Plan Map and the Zoning Map; provide consistency with the newly adopted Master Street Plan; lot standards that provide more opportunities for housing variety; regulating donation boxes to maintain safety and aesthetics, and allowing parklets to support economic development.

COMPREHENSIVE PLANNING

2021

- 8 code amendments
- 14 neighborhood partners
- 1,005 trees given-away
- 4 ward meetings
- 3 art installations
- 6 landscaping awards

2020 Census

The official results of the 2020 Census were released in August, 2021. Bentonville's official April 1, 2020 population is 54,164, an increase of 53.4% from the 2010 Census. Minorities increased from 19% of the population in 2010 to 34% in 2020.

Transportation Assistance

Bentonville offers transportation assistance for low-income, elderly and disabled Bentonville residents by supplementing the costs associated with taxi fares. The program has 63 riders who took 1,241 rides. Seventeen of those riders are new to the program. In 2021, a total of 7,686 punches were redeemed, amounting to \$15,542 in transportation assistance.

Community Clean-ups

The city provides litter removal supplies to groups that pick up litter in Bentonville. In 2021, the Adopt-A-Street program had three active groups made up of approximately 40 volunteers. Also, twelve other groups conducted clean-ups with a total of 71 volunteers.



Engaging Great Neighborhoods

- 14 neighborhood partners
- 10 Neighborhood Advisory Committee meetings
- 2nd Annual Holiday Decorating Contest
- Neighborhood Tree Planting Program initiated

The Great Neighborhoods Partnership Program doubled its number of participating neighborhoods in 2021 and now has 14 neighborhood partners. The Neighborhood Advisory Committee, with a representative from each neighborhood partner, began meeting regularly each month. Speakers at these meetings included the Bentonville Public Library, Bentonville Parks and Recreation Department, and the Transportation Department.

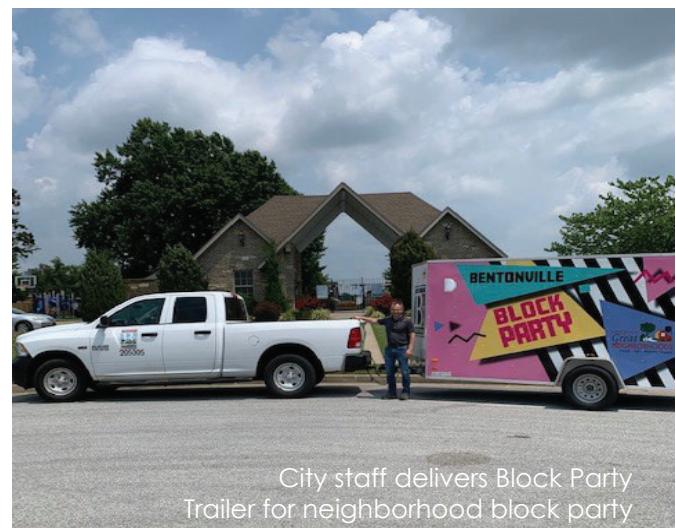
2021 marked the inaugural year for the Block Party Trailer. Three partnering neighborhoods used the trailer, which includes tables, chairs, coolers, games and other supplies, to help host a neighborhood event.

In December, the Great Neighborhoods Program held its second annual Holiday Decorating Contest, open to all neighborhoods or areas within Bentonville. Seven neighborhoods entered the contest.

Most Holiday Spirit: Woods Creek Subdivision
(second year in a row)

People's Choice: Lochmoor Club

The Great Neighborhood Partnership joined the Walton Family Foundation in funding and planting over 200 trees in neighborhoods that agreed to water and maintain the trees. Trees were planted in Allencroft, Chapel Hill, Edens Brook, Keystone, and Riverwalk Farms Estates.



COMMUNITY ENHANCEMENT

Landscaping at Northwest Church

Trees & Landscape

Tree Giveaways. The city gave away 1,005 trees to Bentonville residents during two events: the Spring Tree Giveaway on April 17th and the Fall Tree Giveaway on October 23rd. The giveaways were made possible by the city's Tree and Landscape Advisory Committee, the Bentonville Parks Conservancy, Steuart Walton, and the Walton Family Foundation

Tree City USA. Bentonville was recognized as a Tree City USA for the 23rd consecutive year by spending at least \$2 per capita on tree related expenditures, having an active tree board and hosting an Arbor Day Celebration.

Landscaping Awards. The Tree and Landscape Advisory Committee awarded five Residential Landscaping of the Month Awards. The award recognizes residents who have improved and maintained the exterior landscaping of their homes. The committee announced awards to:

June Award:	Victoria and Alvin Mizner 1704 NE Chapel Hill
July Award:	Kathy and Terry Muldoon 231 S Main St.
August Award:	Michelle and Bradley Shehan 700 SW 2nd St.
September Award:	Lisa and Scott Crossett 208 NW F St.
October Award:	Sandy and Chris Baumhover 2412 NW Rita Way

The Tree and Landscape Advisory Committee awarded one Commercial Landscaping Award:

Commercial Award: Northwest Church
301 SW Unity Blvd.



Volunteers at Fall Tree Giveaway



Local teen, Julia Mizner, donated trees to the giveaway



Residential Landscape Award Winner, 208 NW F St.



Landscaping at Northwest Church

Public Artwork

During the summer of 2020, the Public Art Advisory Committee (PAAC) issued a Call for NWA Artists to support the local art community during the COVID-19 pandemic. The two selected pieces totaling \$14,050 were installed in early 2021. The first is a permanent sculpture and landscape display titled *A Tribute to the Almost Forgotten Osage Prairie* by Jonathan Perrodin located at Lake Bentonville Park. The second was a temporary fabric and poem piece titled *Guide These, My Hands* by Danielle Hatch and Traci Rae Manos that was on display in Train Station Park from May until October.

The committee also approved two proposals from other organizations to install murals on city trails. First was the mural *Mull it Over* by Nina Chanel Abney on the Razorback Greenway near NW 5th Street. Second was the mural titled *Buffalo River Float* by Brandon Bullette on the Razorback Greenway behind Compton Gardens.

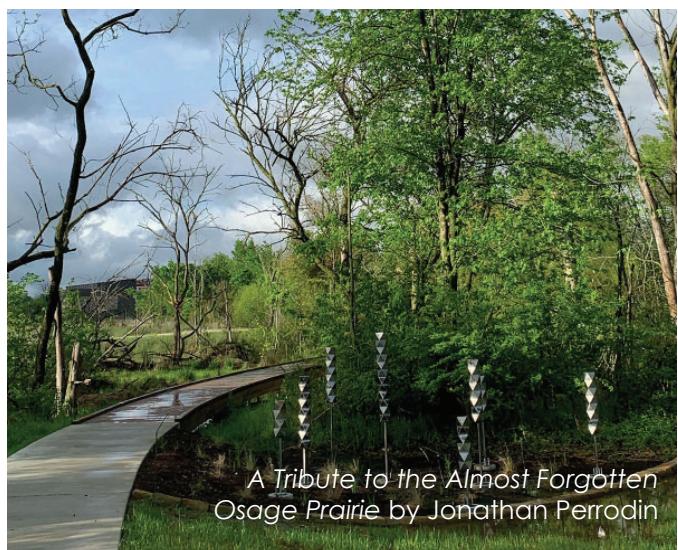
Awareness & Education

Ward Meetings. The City hosted a series of meetings for each of the city's four wards over the course of the year. Mayor Stephanie Orman, City Council members, and city staff engaged residents in conversations about public safety, property maintenance, community programs and city initiatives. The meetings provided an opportunity to meet the Mayor and key city staff, learn about current and future city initiated projects, ask questions, and learn about community resources.

City Hall Selfie. For the first time, Bentonville participated in #CityHallSelfie day. This is a day all about pride in local government, hosted by Engaging Local Government Leaders (ELGL). Employees and residents were asked to take a selfie in front of a municipal building and post on social media with the #cityhallselfie. Bentonville received an honorable mention in the hat category.



Artists Danielle Hatch and Traci Rae Manos with their installation, *Guide These, My Hands*



A Tribute to the Almost Forgotten Osage Prairie by Jonathan Perrodin



Bentonville received an honorable mention in the "Best Hat" category for #CityHallSelfie Day

APPENDIX

Permits Issued

	2020		2021		% Change
	Permits	% of Total	Permits	% of Total	
Single-family	481	26.8%	457	29.3%	-5.0%
Multi-family	49	2.7%	29	1.9%	-40.8%
Residential Rem/Add	251	14.0%	260	16.6%	3.6%
New Commercial	43	2.4%	50	3.2%	16.3%
Tenant Infill	91	5.1%	113	7.2%	24.2%
Commercial Rem/Add	8	0.4%	9	0.6%	12.5%
Industrial	0	0.0%	0	0.0%	0.0%
Swimming Pool	62	3.5%	72	4.6%	16.1%
Fence	400	22.3%	212	13.6%	-47.0%
Relocate/Demolition	89	5.0%	96	6.1%	7.9%
Sign	288	16.0%	264	16.9%	-8.3%
Other	35	1.9%	0	0.0%	-100.0%
TOTAL	1797		1562		-13.1%

Square Feet Permitted

	2020		2021		% Change
	Sq. Ft.	% of Total	Sq. Ft.	% of Total	
Single-family	1,310,620	28.1%	1,434,991	15.4%	9.5%
Multi-family	882,118	18.9%	165,297	1.8%	-81.3%
New Commercial	1,640,242	35.2%	6,616,328	71.0%	303.4%
Commercial Rem/Add	823,035	17.7%	1,096,181	11.8%	33.2%
Industrial	0	0.0%	0	0.0%	-
TOTAL	4,656,015		9,312,797		100.0%

Valuation

	2020		2021		% Change
	Value	% of Total	Value	% of Total	
Single-family	\$ 142,434,560	26.9%	\$ 166,110,805	14.9%	16.6%
Multi-family	\$ 96,214,594	18.2%	\$ 17,996,181	1.5%	-81.6%
Residential Rem/Add	\$ 13,000,925	2.5%	\$ 16,808,280	1.5%	29.3%
New Commercial	\$ 237,344,922	44.8%	\$ 859,220,075	76.9%	262.0%
Commercial Rem/Add	\$ 35,734,159	6.8%	\$ 51,786,448	5%	44.9%
Industrial	\$ 0	0.0%	-	-	-
Swimming Pools	\$ 3,364,355	0.6%	\$ 4,178,445	0.4%	24.2%
Signs	\$ 1,137,807	0.2%	\$ 1,483,246	0.1%	30.4%
Other	\$ 3,364,355	0.6%	\$ 20,000	0.0%	-99.4%
TOTAL	\$ 529,231,322		\$ 1,117,303,480		111.1%

Fees Collected

	2020		2021		% Change
	Fees	% of Total	Fees	% of Total	
Single-family	\$ 566,916	36.6%	\$ 625,985	26.4%	10.4%
Multi-family	\$ 221,103	14.3%	\$ 49,778	2.1%	-77.5%
Residential Rem/Add	\$ 65,317	4.2%	\$ 83,093	3.5%	27.2%
New Commercial	\$ 496,918	32.1%	\$ 1,387,860	58.6%	179.3%
Commercial Rem/Add	\$ 104,765	6.8%	\$ 151,722	6.4%	44.5%
Swimming Pools	\$ 18,150	1.2%	\$ 22,545	1.0%	24.2%
Signs	\$ 16,357	1.1%	\$ 16,999	0.7%	3.9%
Fences	\$ 12,040	0.8%	\$ 6,510	0.3%	-45.9%
Relocate/Demolition	\$ 5,400	0.3%	\$ 5,500	0.2%	1.9%
Other	\$ 40,045	2.6%	\$ 17,376.00	0.7%	-56.6%
TOTAL	\$ 1,547,211		\$ 2,367,348		53.0%

Planned Development

	2020		2021		% Change
	Projects	% of Total	Projects	% of Total	
Preliminary Plat	9	2.5%	22	6.0%	144.4%
Final Plat	6	1.6%	6	1.6%	0.0%
Lot Split	56	15.4%	65	17.8%	16.1%
Property Line Adjustment	50	13.7%	53	14.5%	6.0%
Large Scale Development	75	20.6%	60	16.4%	-20.0%
Waivers	17	4.7%	20	5.5%	17.6%
Rezoning	76	20.9%	77	21.1%	1.3%
Conditional Use	43	11.8%	23	6.3%	-46.5%
Variance	31	8.5%	37	10.1%	19.4%
General Plan Amendment	1	0.3%	2	0.5%	100.0%
TOTAL	364		365		0.3%

Platted Lots

	2020		2021		% Change
	Lots	% of Total	Lots	% of Total	
Preliminary	419	61.1%	661	57.3%	57.8%
Final	267	38.9%	492	42.7%	84.3%
TOTAL	686		1153		68.1%

Large Scale Developments

	2020		2021		% Change
	Projects	% of Total	Projects	% of Total	
Residential	11	14.7%	13	21.7%	18.2%
Commercial	23	30.7%	24	40.0%	4.3%
Industrial	0	0.0%	1	1.7%	-
Public (schools/govt)	14	18.7%	4	6.7%	-71.4%
Other (infrastructure)	27	36.0%	18	30.0%	-33.3%
TOTAL	75		60		-18.7%

Completed Development - Certificates of Occupancy (certificates)

	2020		2021		% Change
	Certificates	% of Total	Certificates	% of Total	
Single-family	405	44.8%	277	47.3%	-31.6%
Multi-family	273	30.2%	105	17.9%	-61.5%
Residential Rem/Add	45	5.0%	67	11.4%	48.9%
Residential Access/Misc	0	0.0%	16	2.7%	-
New Commercial	51	5.6%	40	6.8%	-21.6%
Tenant Infill	24	2.7%	15	2.6%	-37.5%
Commercial Rem/Add	106	11.7%	66	11.3%	-37.7%
Industrial	0	0.0%	0	0.0%	-
TOTAL	904		586		-35.2%

Inspections

	2020		2021		% Change
	Inspections	% of Total	Inspections	% of Total	
Building Inspections	12,893	92.2%	11,263	88.4%	-12.6%
Code Enforcement	1,086	7.8%	1,479	11.6%	36.2%
TOTAL	13,979		12,742		-8.8%

APPENDIX

Residential Permits

	2020		2021		% Change
	Permits	% of Total	Permits	% of Total	
Permits					
Single-family	481	61.6%	457	61.3%	-5.0%
Multi-family	49	6.3%	29	3.9%	-40.8%
SUBTOTAL	530		486		-8.3%
Residential Rem/Add	251	32.1%	260	34.9%	3.59%
TOTAL PERMITS	781		746		-4.48%
Units					
Single-family	481	41.2%	457	75.8%	-5.0%
Multi-family	687	58.8%	146	24.2%	-78.7%
TOTAL UNITS	1168		603		-48.4%

Residential Size

	2020		2021		% Change
	Sq. Ft.	% of Total	Sq. Ft.	% of Total	
Single-family	1,310,620	59.8%	1,434,991	89.7%	9.5%
Multi-family	882,118	40.2%	165,297	10.3%	-81.3%
TOTAL	2,192,738		1,600,288		-27.0%
Avg Size - Single-family	2,725		3,140		15.2%
Avg Size - Multi-family	1,284		1,132		-13.4%

Residential Valuation

	2020		2021		% Change
	Value	% of Total	Value	% of Total	
Single-family	\$ 142,434,560	56.6%	\$ 166,110,805	82.8%	16.6%
Multi-family	\$ 96,214,594	38.2%	\$ 17,696,181	8.8%	-81.6%
SUBTOTAL	\$ 238,649,154		\$ 183,806,986		-23.0%
Rem / Add	\$ 13,000,925	5.2%	\$ 16,808,280	8.4%	29.3%
TOTAL	\$ 251,650,079		\$ 200,615,266		-20.3%
Avg Value - Single-family	\$ 296,122		\$ 363,481		22.7%
Avg Value - Multi-family	\$ 140,050		\$ 121,207		-13.5%
Avg Value - Rem/Add	\$ 51,797		\$ 64,647		24.8%

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

Residential Platted Lots

	2020		2021		% Change
	Lots	% of Total	Lots	% of Total	
Lots					
Preliminary	409	68.9%	651	57.0%	59.2%
Final	185	31.1%	492	43.0%	165.9%
TOTAL LOTS	594		1,143		92.4%
Subdivisions					
Preliminary	7	58.3%	9	60.0%	28.6%
Final	5	41.7%	6	40.0%	20.0%
TOTAL SUBDIVISIONS	12		15		25.0%

Residential Multi-family Planned

	2020		2021		% Change
	Units	% of Total	Units	% of Total	
Units					
Townhomes	139	20.7%	53	5.3%	-61.9%
Multi-family	534	79.3%	941	94.7%	76.2%
TOTAL	673		994		47.7%
Projects					
Townhomes	6	54.5%	5	38.5%	-16.7%
Multi-family	5	45.5%	8	61.5%	60.0%
TOTAL	11		13		18.2%

Total Planned Lots and Units

Completed Residential - Certificates of Occupancy

	2020		2021		% Change
	Certificates	Permits	Permits	% of Total	
Certificates					
Single-family	405	56.0%	277	61.7%	-31.6%
Multi-family	273	37.8%	105	23.4%	-61.5%
SUBTOTAL	678		382		-43.7%
Residential Rem/Add	45		67		48.9%
TOTAL CERTIFICATES	723		449		-37.9%
Units					
Single-family	405	43.6%	277	42.3%	-31.6%
Multi-family	524	56.4%	378	57.7%	-27.9%
TOTAL UNITS	929		655		-29.5%

APPENDIX

Commercial & Industrial Permits

	2020		2021		% Change
	Permits	% of Total	Permits	% of Total	
New Commercial	43	30.3%	50	29.1%	16.3%
Commercial Tenant Infill	91	64.1%	113	65.7%	24.2%
Commercial Rem/Add	8	5.6%	9	5.2%	12.5%
COM TOTAL	142		172		21.1%
Industrial	0		0		-
TOTAL	142		172		21.1%

Commercial & Industrial Planned (Large Scale Development)

	2020		2021		% Change
	Projects	% of Total	Projects	% of Total	
Commercial	23	43.4%	24	51.1%	4.3%
Industrial	0	0.0%	1	2.1%	-
SUBTOTAL	23		25		8.7%
Public	14	26.4%	4	8.5%	-71.4%
Other	16	30.2%	18	38.3%	12.5%
	53		47		-11.3%

Commercial & Industrial Size

	2020		2021		% Change
	Sq. Ft.	% of Total	Sq. Ft.	% of Total	
New Commercial	1,640,242	66.6%	6,616,328	85.8%	303.4%
Commercial Rem/Add	823,035	33.4%	1,096,181	14.2%	33.2%
COM TOTAL	2,463,277		7,712,509		213.1%
Industrial	-		-		0.0%
TOTAL	2,463,277		7,712,509		213.1%
Avg Size - New Commercial	38,145		132,327		246.9%
Avg Size - Com Rem/Add	9,044		9,701		7.3%
Avg Size - Industrial	-		-		-

Commercial & Industrial Planned Size (Large Scale Development)

	2020		2021		% Change
	Sq. Ft.	% of Total	Sq. Ft.	% of Total	
Commercial	571,877	46.3%	2,743,549	90.3%	379.7%
Industrial	0	0.0%	283,549	9.3%	-
SUBTOTAL	571,877		3,027,098		429.3%
Public	249,579	20.2%	8,372	0.3%	-96.6%
Other	414,622	33.5%	3,712	0.1%	-99.1%
TOTAL	1,236,078		3,039,182		145.9%

Commercial & Industrial Valuation

	2020		2021		% Change
	Value	% of Total	Value	% of Total	
New Commercial	\$ 237,344,922	86.9%	\$ 859,220,075	94.3%	262.0%
Commercial Rem/Add	\$ 35,734,159	13.1%	\$ 51,786,448	5.7%	44.9%
COM TOTAL	\$ 273,079,081		\$ 911,006,523		233.6%
Industrial	\$ -		-		0.0%
TOTAL	\$ 273,079,081		\$ 911,006,523		233.6%
Avg Value - New Commercial	\$ 5,519,649		\$ 17,184,402		211.3%
Avg Value - Com Rem/Add	\$ 392,683		\$ 458,287		16.7%
Avg Value - Industrial	\$ -		\$ -		-

Complete Commercial - Certificates of Occupancy

	2020		2021		% Change
	Certificates	% of Total	Certificates	% of Total	
New Commercial	51	28.2%	40	33.1%	-21.6%
Commercial Rem/Add	106	58.6%	66	54.5%	-37.7%
Tenant Infill	24	13.3%	15	12.4%	-37.5%
Industrial	0	0.0%	0	0.0%	-
TOTAL	181		121		-33.1%

APPENDIX

Zoning Activity

	2020	2021	% Change
	No.	No.	
Rezoning	76	77	1.3%
Conditional Use	43	23	-46.5%
Variance	31	37	19.4%
TOTAL	150	137	-8.7%

Rezonings

	2020		2021		% Change
	No.	% of Total	No.	% of Total	
Zoned to:					
Agriculture	0	0.0%	1	1.3%	-
Residential	43	57.3%	42	54.5%	-0.2%
Commercial	13	17.3%	13	16.9%	0.0%
Industrial	0	0.0%	0	0.0%	0.0%
Mixed Use	19	25.3%	21	27.3%	10.5%
TOTAL	75		77		2.7%
Downtown Residential	22		25		13.6%
Downtown Commercial	1		5		400.0%
Downtown Mixed Use	9		14		55.6%
DOWNTOWN TOTAL	32	43%	44	57%	37.5%

Conditional Uses

	2020		2021		% Change
	No.	% of Total	No.	% of Total	
Permanent Uses	22	51.2%	7	30.4%	-68.2%
Temporary Uses	21	48.8%	12	52.2%	-42.9%
Special Events	0	0.0%	1	4.3%	-
Noise	0	0.0%	3	13.0%	-
TOTAL	43		23		-46.5%

Variances

	2020		2021		% Change
	No.	% of Total	No.	% of Total	
Setbacks	12	38.7%	16	43.2%	33.3%
Lot Width/Size	3	9.7%	2	5.4%	-33.3%
Density	2	6.5%	1	2.7%	-50.0%
Sign	3	9.7%	6	16.2%	100.0%
Fence	8	25.8%	10	27.0%	25.0%
Sight Triangle	0	0.0%	2	5.4%	-
Design	3	9.7%	0	0.0%	-100.0%
Flood	0	0.0%	0	0.0%	-
TOTAL	31		37		19.4%

POPULATION

Population Estimate

C of O's (units)	Persons per unit ⁴	Population Added	Population Estimate	Percent Change
April 1, 2020 Official Count				
54,164				
SF units completed (Apr-Dec 2020)	289	2.65	766	
MF units completed (Apr-Dec 2020)	426	1.67	711	
Total (Apr-Dec 2020)	715	-	1477	
Dec. 31, 2020 Estimate				
55,641		2.7%		
SF units completed (2021)	277	2.77	767	
MF units completed (2021)	378	1.79	677	
Total (2021)	655	-	1444	
December 31, 2021 Estimate				
57,085		2.6%		

Population Trends

Year ¹	Pop. Estimate	Change	Pop. Added
2010	35,301		
2011	37,754	6.9%	2,453
2012	38,843	2.9%	1,109
2013	40,440	4.1%	1,577
2014	41,725	3.2%	1,285
2015	44,073 ²	5.6%	2,348
2016	45,458	3.1%	1,385
2017	47,645	4.8%	2,187
2018	49,629	4.2%	1,984
2019	52,871	6.5%	3,242
2020	55,641 ³	5.2%	2,770
2021	57,085 ⁴	2.6%	1,444
Ten Year Increase (2012-2021)	47%		18,222
2035 Projection	72,463 ⁵		

¹ As of December 31.

² Adjusted person per unit by type (SF or MF) with 2009-2013 ACS, 5 yr estimates, U.S. Census Bureau.

³ Adjusted for 2020 Census count of 54,164.

⁴ Adjusted person per units with 2015-2019 ACS, 5 yr estimates, U.S. Census Bureau.

⁵ Source: 2018 Bentonville Community Plan

ACKNOWLEDGEMENTS

Mayor

Stephanie Orman

2021 City Council

Tim Robinson, Ward 1

Cindy Acree, Ward 2

Aubrey Patterson, Ward 3

Octavio Sanchez, Ward 4

Gayatri Agnew, Ward 1

Chris Sooter, Ward 2

Bill Burckart, Ward 3

Holly Hook, Ward 4

2021 Planning Commission

Dana Davis, *Chairperson*

Elaine Kerr

Richard Binns

Joe Haynie

Rod Sanders

Eric Hipp

Reggie Wright

2021 Board of Adjustment

Rick Rogers, *Chairperson*

Rustin Chrisco

Jan Holland

Joe Haynie

Sam Pearson

2021 Tree & Landscape Advisory Committee

Nathan Lembke, *Chairperson*

Jessie Wagner

David Short

Ralph Weber

Gulizar Baggson

Holly Hook, *ex-officio*

2021 Public Arts Advisory Committee

Tom Hoehn, *Chairperson*

Lauren Haynes

Aaron Kohn

Jerris Palmer

Steven Baker

Allyson Esposito

Kaitlin Garcia-Maestes

Grant Cottrell

Kalene Griffith, *ex-officio*

Gayatri Agnew, *ex-officio*

Building Safety & Fire Inspection

Jake Feemster, Fire Marshal

Lance Blasi, Chief Building Inspector

Community Development

Ellen Norvell, Community Development Director

Tyler Overstreet, Planning Services Manager

Shelli Kerr, Comprehensive Planning Manager