

Note – Due to health concerns related to COVID-19, and the current Federal recommendations to avoid gatherings of 10 or more people, some of the members of the Planning Commission, as well as City staff members, may attend this meeting by phone or other remote means. That being said, the Community Development Building will be open for the public to attend. Those that do attend will be asked to watch the meeting from the building’s lobby. Attendees will only be allowed into chambers to make a public comment or to speak during any public hearing on the agenda. Those who do attend should observe the CDC recommendations concerning hygiene and social distancing (keeping at least 6 feet away from other persons present at the meeting). Moreover, no one should attend this meeting if they are experiencing any type of illness involving a fever, sneezing or coughing. Those wishing to make public comments who do not want to attend the meeting may do so in written form, submitted to planning@bentonvillear.com before 3:00 p.m. on the day of the meeting. Those comments will be communicated to the members of the Planning Commission. While email comments are encouraged, accommodation has also been made to allow Bentonville citizens to make “live” public comments orally in the event they cannot or do not feel comfortable attending the meeting in person. To do so, please send an email indicating a desire to make “live” oral public comments to planning@bentonvillear.com by at least 3:00pm on the day of the meeting and a reply email will be sent with instructions about how your comments can be made. Making comments will require you to register with your name, address, phone number, and email address. Procedures with respect to oral public comments still apply.



**Planning Commission
Administration Meeting Agenda
December 8, 2020**

Registration Link: https://us02web.zoom.us/webinar/register/WN_4Yi4KYwgQMOD9iFCG_Kx0A

- I. Call to Order**
- II. New Business**
 - 1. Election of Officers**
 - 2. Development Data Presentation**
 - 3. Multi-Family Housing Report**
 - 4. Land Use and Zoning Discussion**
 - 5. Next Steps**
- III. Other Business**
 - 1. Update on Torres Auto Detailing**

To see a full list of all pending Planning Commission items, please visit: <https://arcg.is/08HvK8>



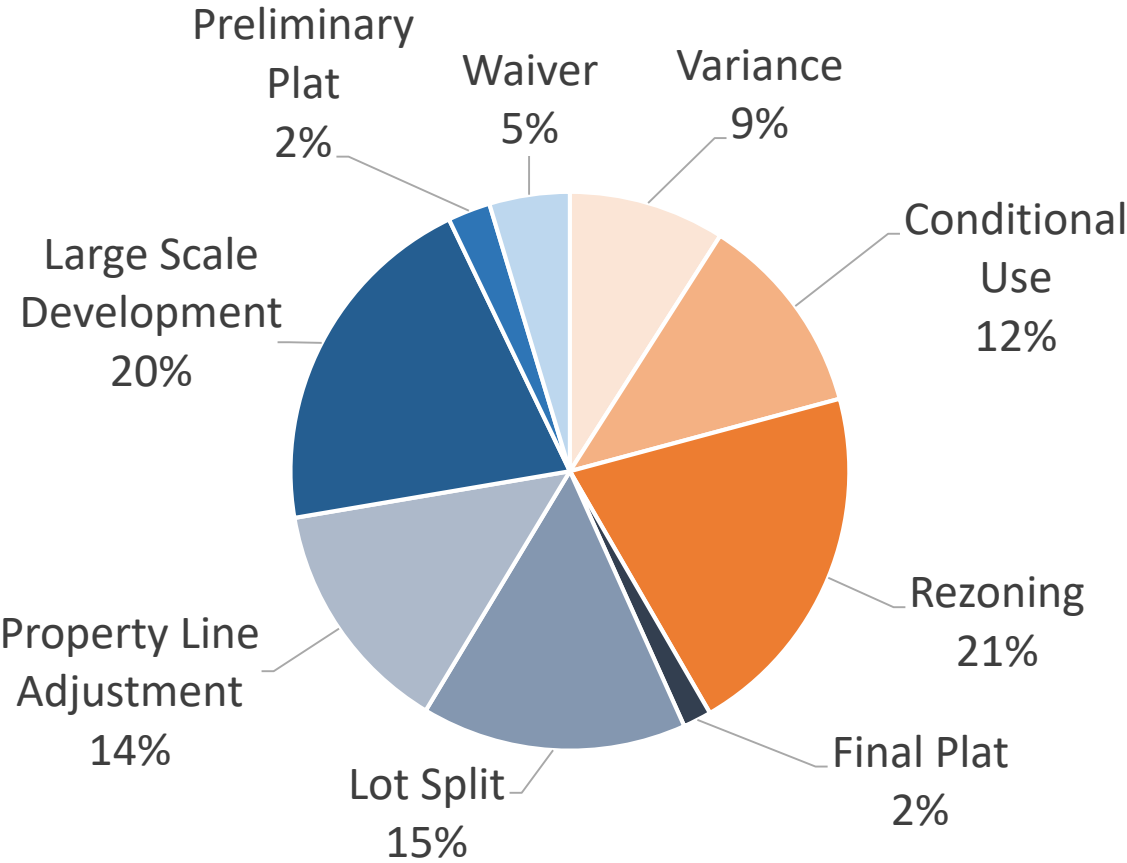
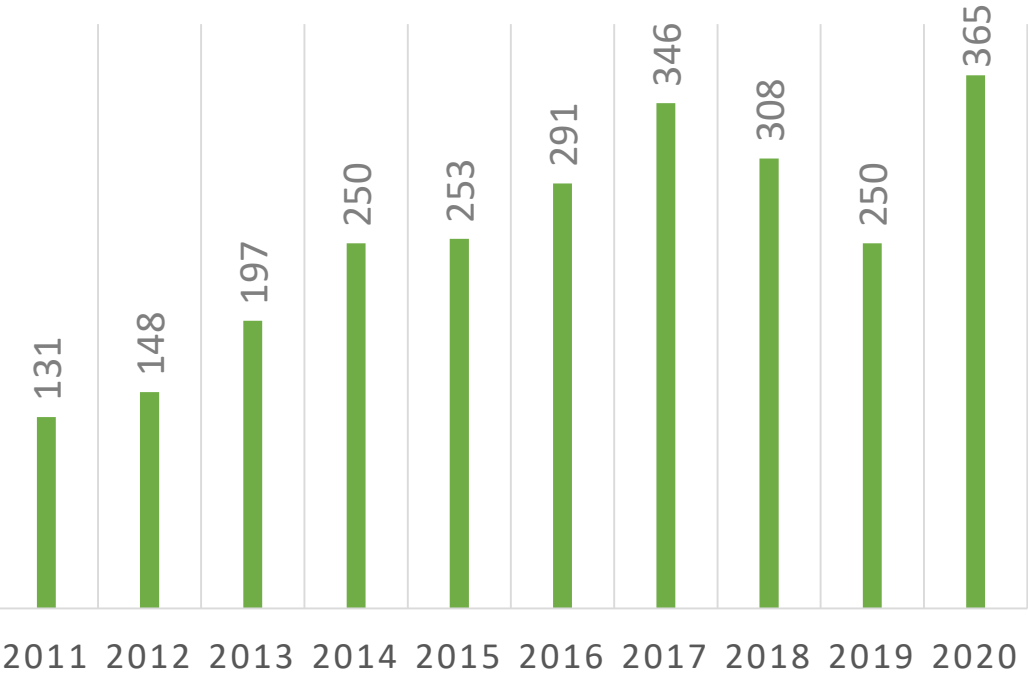
2020 *PREVIEW* ANNUAL DEVELOPMENT REPORT



PLANNING ACTIVITY

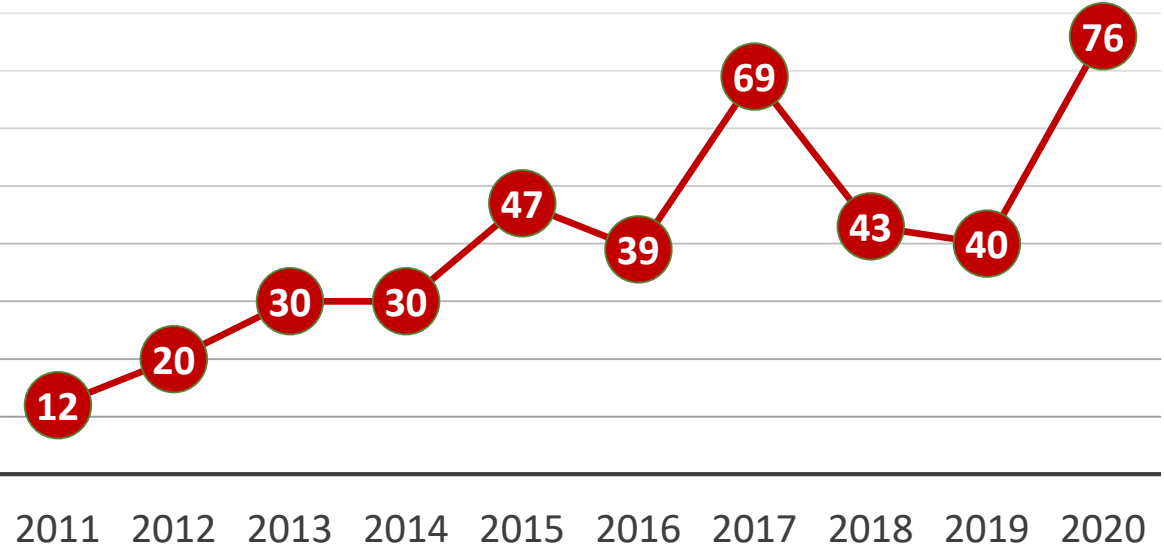
* Preliminary numbers

	2019	2020	% Change
Planning Items	250	365	↑ 46%

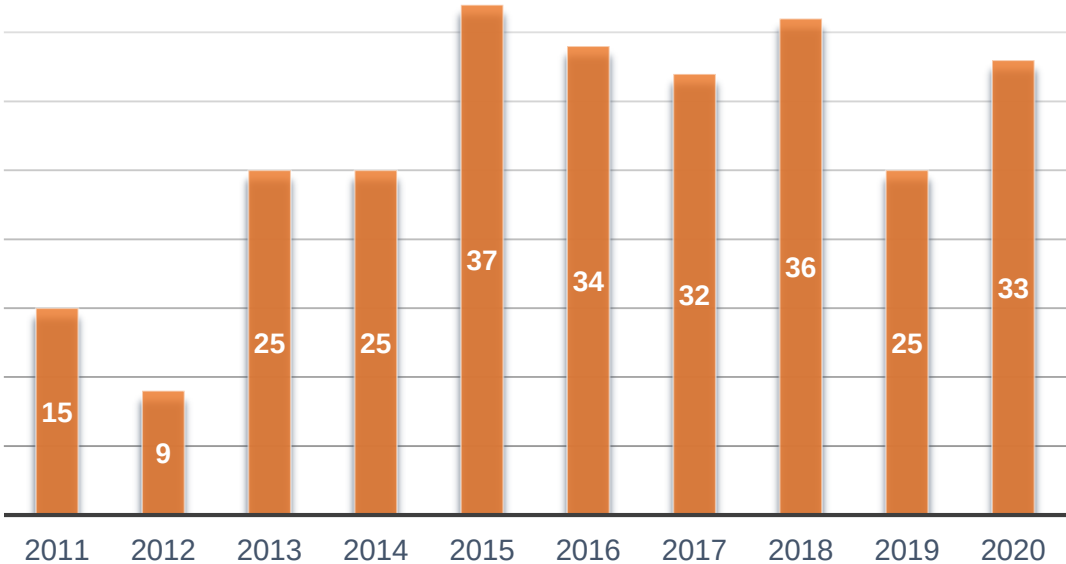


ZONING ITEMS	2019	2020	% Change
Rezoning	43	76	↑ 77%
Variances	25	33	↑ 32%
Conditional Uses	12	43	↑ 258%

Rezoning

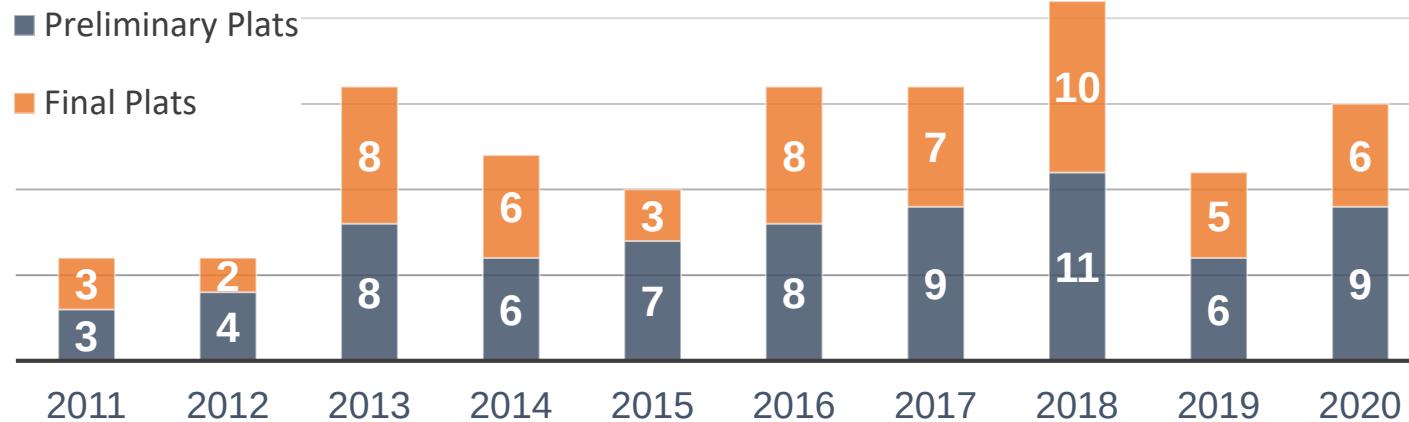
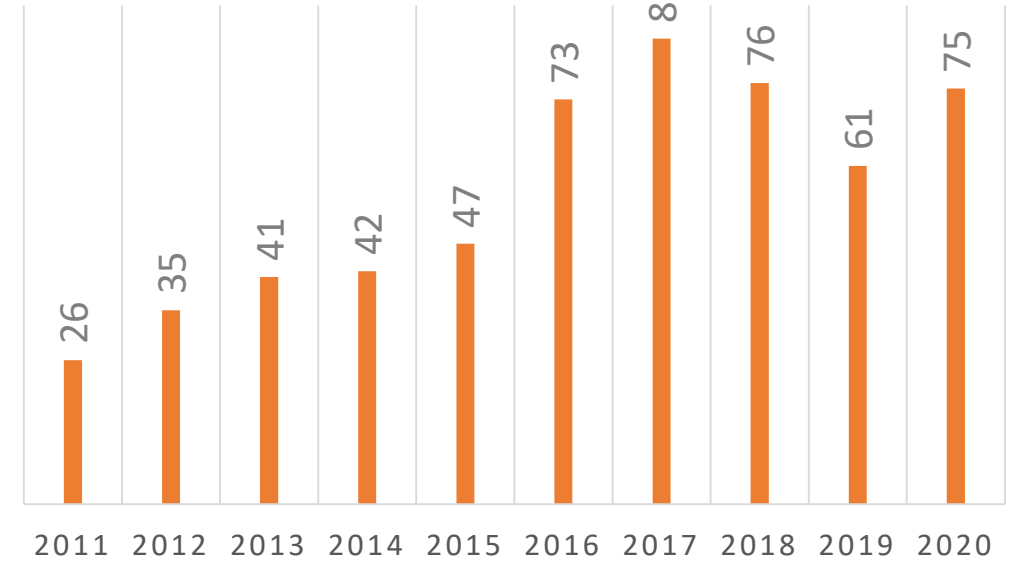


Variances



DEVELOPMENT ITEMS	2019	2020	% Change	
Property Line Adjustments	46	50	↑	9%
Lot Splits	45	56	↑	24%
Preliminary Plats	6	9	↑	50%
Preliminary Lots	448	419	↓	6%
Final Plats	5	6	↑	17%
Final Lots	146	267	↑	83%
Large Scale Developments	61	75	↑	23%
Waivers	7	17	↑	143%

Large Scale Developments



BUILDING INSPECTION ACTIVITY

* Preliminary Numbers

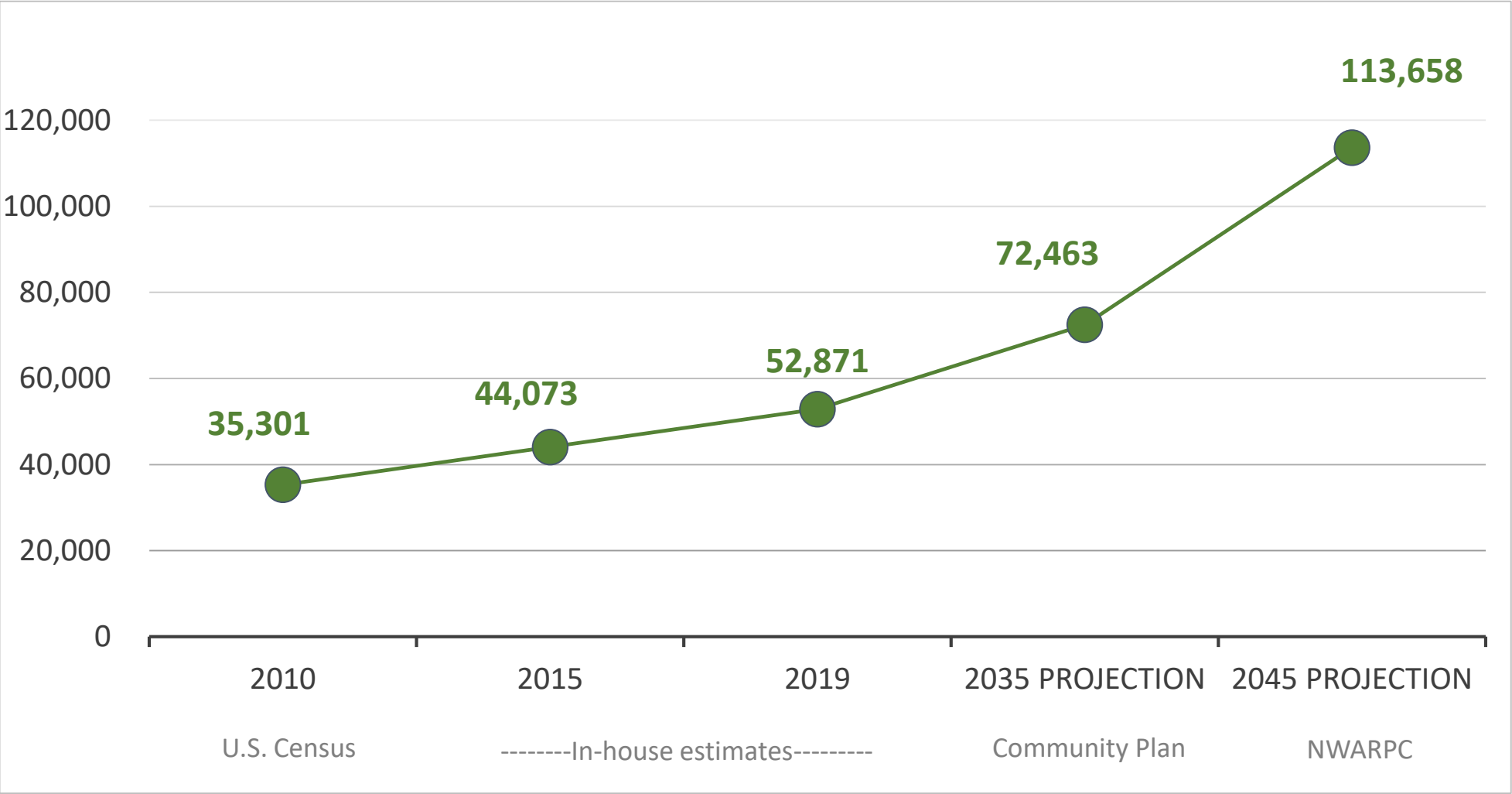
	YTD NOV 31 2019	YTD NOV 31 2020	% Change
Building Permits	1,624	1,672	↑ 3%

	YTD NOV 31 2019	YTD NOV 31 2020	% Change
Single Family Units	446	449	↑ 1%
Multifamily Units	603	695	↑ 15%
Commercial	50	35	↓ 30%
Industrial	0	0	No change

REGULATORY AMENDMENTS

- Noise Amendment – Feb. 11, 2020
- Zoning Code Amendment – Feb. 11, 2020
- Allowing parklets in public parking spaces – July 14, 2020
- Land Development Code Amendment – Aug. 11, 2020
- Group Home Use Regulations (Zoning) – Aug. 25, 2020
- Detention Pond Dedications (Development) – Aug. 25, 2020
- Accessory Structures Amendment (Zoning) – Nov. 24, 2020
- Acceptance of performance bonds (Development)– Nov. 24, 2020
- Run-off mitigation requirements (Development) - (in progress)

POPULATION TRENDS



2021 Projects

- Follow-up on the CC/PC Joint Meeting
- CC/PC Training Workshop
- Code Diagnostic/Code Updates
- Aligning definitions in Zoning Code with Building Code
- Short-term rental research
- Long-term parklet planning



2020

PREVIEW

ANNUAL DEVELOPMENT REPORT



THE SKYLINE REPORT

SPONSORED BY ARVEST BANK

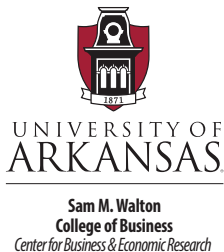
Multifamily Highlights First Half 2020

Highlights.....	1
Multifamily Market Trends.....	2

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Real Estate Summary For Benton and Washington Counties

This report is the forty-second edition of the Skyline Report for Benton and Washington Counties—Multifamily Real Estate Market Analysis. Researchers at the Center for Business and Economic Research in the Sam M. Walton College of Business at the University of Arkansas produce the Skyline Report to provide timely statistical analysis of the Northwest Arkansas multifamily real estate market. This study is a companion piece to the semiannual single-family residential and commercial Skyline Reports. There is a complex dynamic between multifamily housing, residential rental housing, and residential home ownership that is being influenced by several factors including: quantity of multifamily supply, quantity of rental housing, interest rates, underwriting standards, and unemployment rates, among others. The information contained in the following pages details the current condition of the multifamily market and sets the stage for future comparisons.

Highlights from the First Half of 2020

The vacancy rate for all multifamily properties in Northwest Arkansas decreased to 4.8 percent in the first half of 2020 from 4.9 percent in the second half of 2019. The rate was 3.5 percent in the first half of 2019.

The overall multifamily vacancy rate in Fayetteville increased from 5.6 percent in the second half of 2019 to 5.9 percent in the first half of 2020. More than 4,600 additional rental units (10.6 percent of current inventory) have been announced or are under construction in new multifamily projects in Fayetteville.

In Bentonville, vacancy rates decreased from 8.5 percent in the second half of 2019 to 5.0 percent in the first half of 2020. There are also more than 3,000 rental units (7.1 percent of current inventory) that have been announced or are under construction in new multifamily projects in Bentonville.

Rogers had an increase in vacancy rates from 2.3 percent in the second half of 2019 to 3.7 percent in the first half of 2020. More than 3,300 additional rental units (7.7 percent of current inventory) have been announced or are under construction in the Rogers submarket.

Siloam Springs vacancy rates increased from 1.2 percent in the second half of 2019 to 1.4 percent in the first half of 2020, the lowest in Northwest Arkansas.

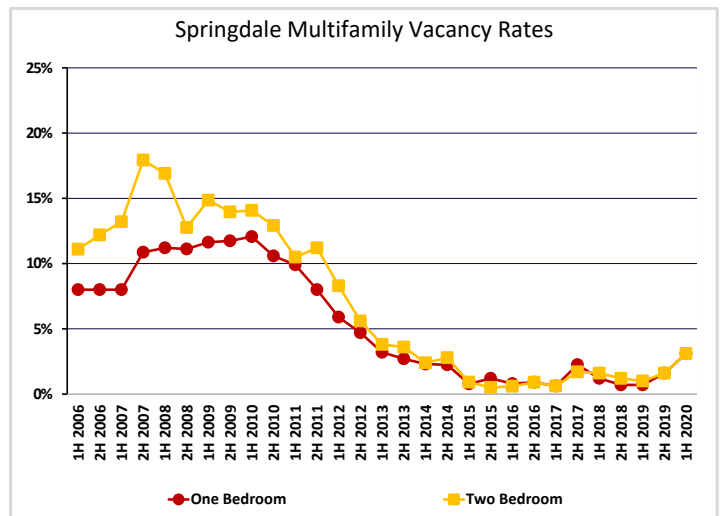
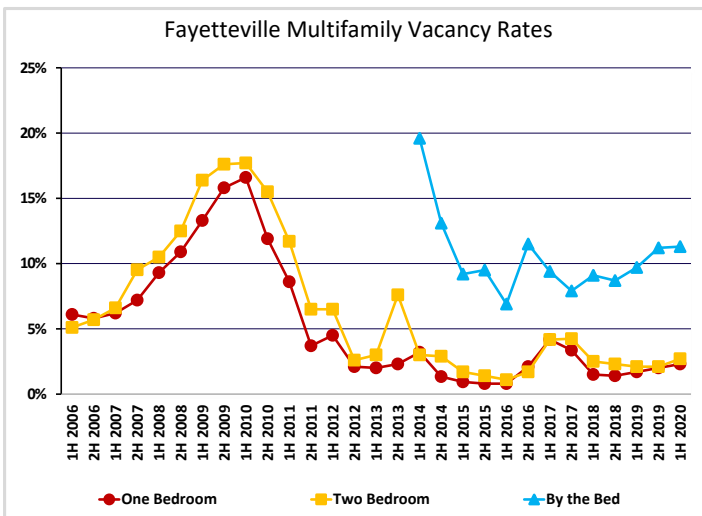
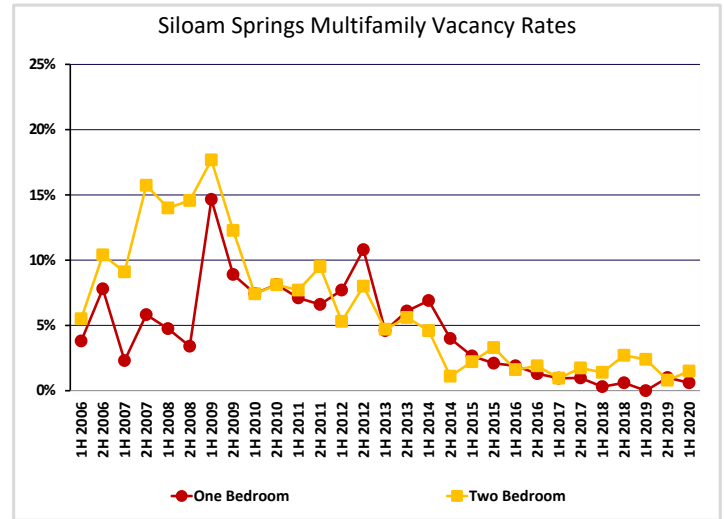
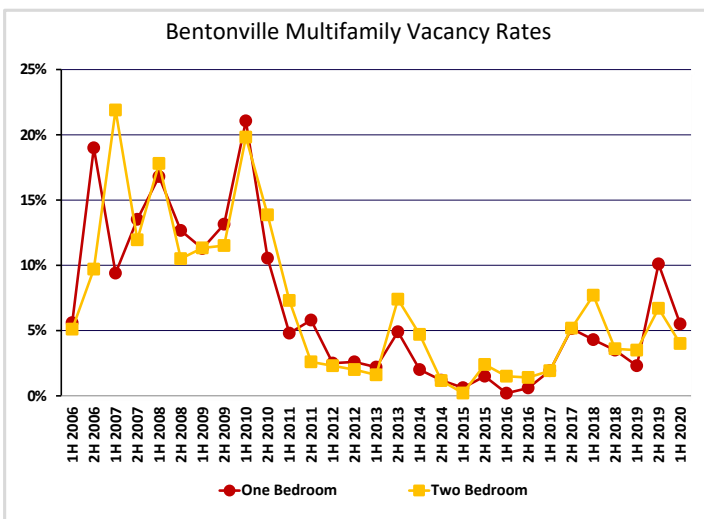
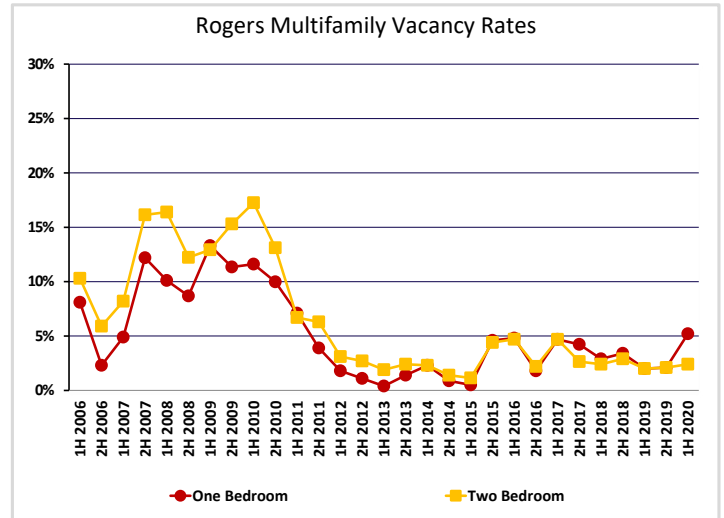
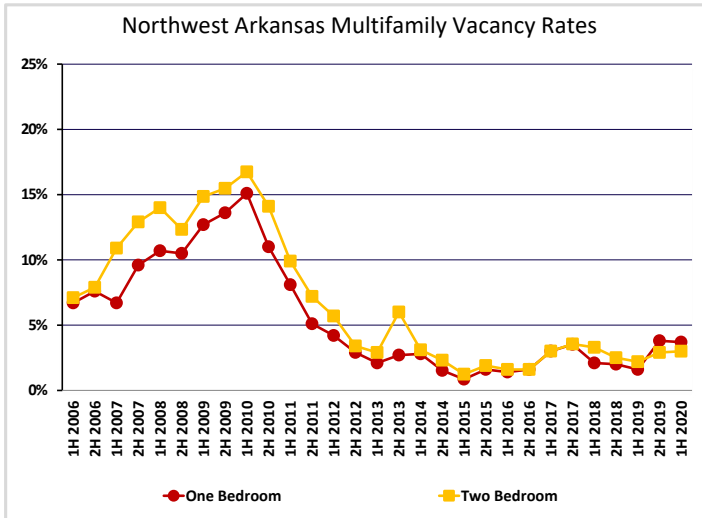
In Springdale, the vacancy rate increased to 2.9 percent in the first half of 2020 from 1.5 percent in the second half of 2019. More than 2,200 new rental units (5.1 percent of current inventory) have been announced or are under construction in multifamily projects in Springdale.

In the first half of 2020, the average lease rate per month for a multifamily property unit in Northwest Arkansas increased to \$729.82, with the median lease also increasing to \$650.00 from \$637.00 in the second half of 2019.

\$481.5 million worth of multifamily building permits were issued in the past year, a record high for the Skyline Report.

Regional Market Trends

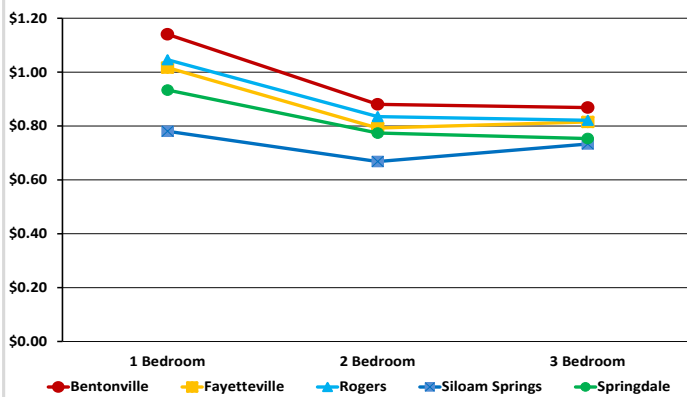
Multifamily Vacancy Rates



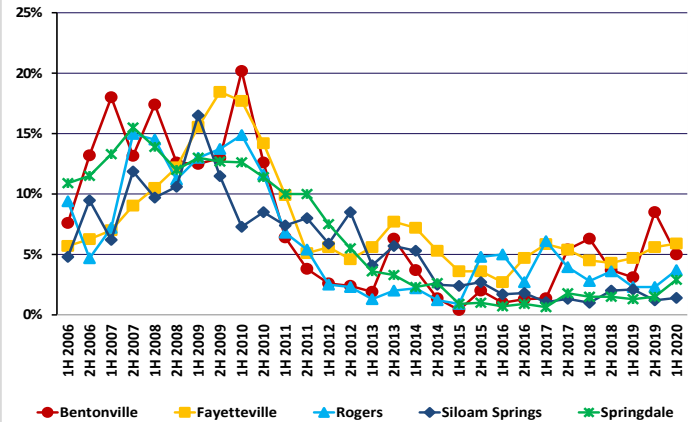
Regional Market Trends

Multifamily Rates and Building Permits

Selected Cities Average Price per Square Foot by Floor Plan and City



Selected Cities Multifamily Average Vacancy Rates by City



The associated table details the building permits that have been issued for multifamily housing purposes over the past twelve months. Two of the projects are located in Bentonville, one is in Centerton, five are in Fayetteville, seven are in Rogers, two are in Siloam Springs, three are in Springdale, and four are in Tontitown. These 24 projects had 321 building permits issued worth \$481,461,695. The largest project was in Springdale with Mill Street Mansions which had 13 permits valued at \$76,436,827. Nine other projects were valued at over \$20 million in the cities of Centerton, Fayetteville, Springdale, and Tontitown.

Multifamily Building Permits	Complex or Developer	Number of New Permits	Total Value of Permits	City
3/9/2020	The Pointe, Ph II	5	\$19,392,950	Bentonville
4/23/2020	Skyridge Estates, Ph II	9	\$10,649,582	Bentonville
8/30/2019	Water Colors, Phase II	6	\$21,847,250	Centerton
8/14/2019	The Fairways	12	\$29,328,241	Fayetteville
12/26/2019	The Marshal	1	\$49,560,291	Fayetteville
3/2/2020	Beechwood Apartments	6	\$32,263,868	Fayetteville
3/3/2020	Courtyards Act 1	10	\$1,368,685	Fayetteville
3/27/2020	Rupple Road Multifamily	64	\$9,716,174	Fayetteville
11/14/2019	Olive Park Apartments	3	\$6,596,235	Rogers
2/3/2020	49West	1	\$2,907,272	Rogers
2/26/2020	Promenade Commons	1	\$16,916,283	Rogers
4/8/2020	Fitzroy Rogers	4	\$40,090,223	Rogers
5/19/2020	Shadowbrook, Ph III	54	\$9,341,016	Rogers
6/2/2020	Pinnacle Heights	25	\$23,355,325	Rogers
6/16/2020	Dodson Pointe	1	\$3,515,660	Rogers
7/16/2019	Krein Apartments	1	\$1,380,000	Siloam Springs
5/27/2020	College Multipex	1	\$533,050	Siloam Springs
7/1/2019	Mill Street Mansions	13	\$76,436,827	Springdale
8/15/2019	Randall Wobbe Apartments	17	\$8,043,583	Springdale
11/1/2019	Trails at the Crossing	24	\$43,055,265	Springdale
7/1/2019	Highland Park	15	\$26,077,795	Tontitown
11/18/2019	The Reserves	11	\$12,738,272	Tontitown
12/4/2019	Ruscelli Villas	5	\$2,813,362	Tontitown
6/23/2020	Aspen Heights	32	\$33,534,486	Tontitown
Northwest Arkansas		321	\$481,461,695	

Regional Market Trends

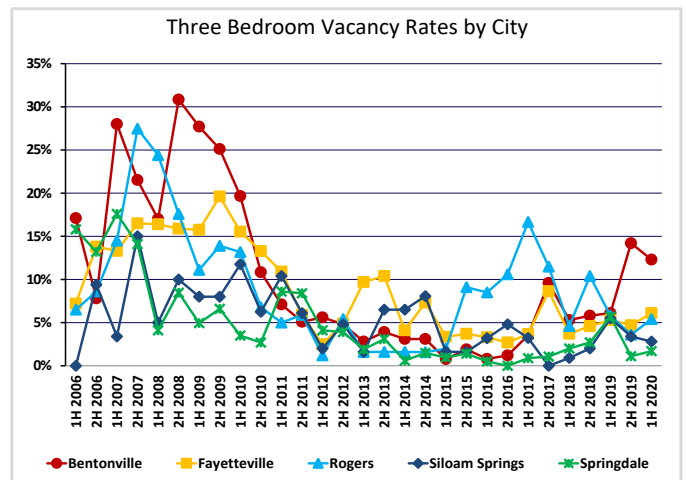
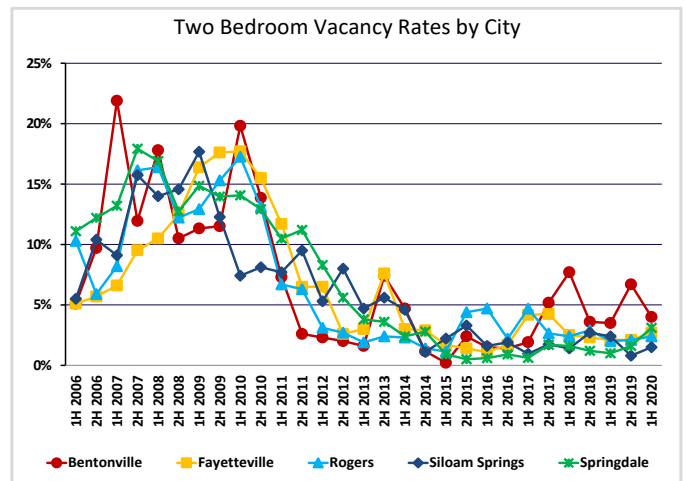
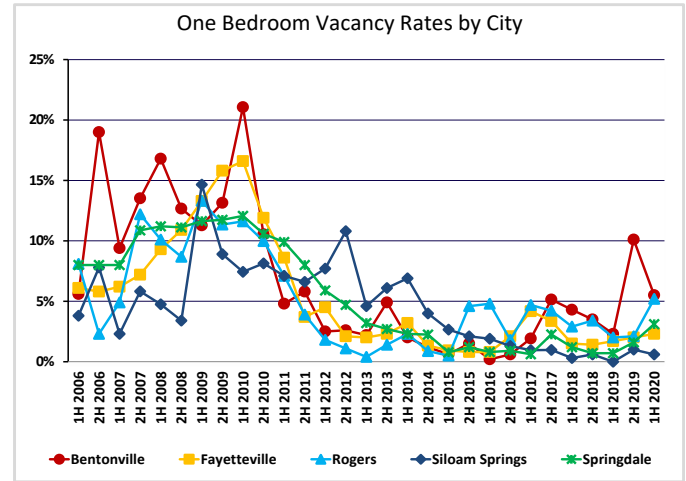
Multifamily Sample Data

Sample Vacancy Rates	Number of Apartment Complexes	Number of Units	1H 2020 Vacancy Rates	2H 2019 Vacancy Rates	1H 2019 Vacancy Rates
Bentonville	143	7,631	5.0%	8.5%	3.1%
Fayetteville	366	21,781	5.9%	5.6%	4.7%
Rogers	108	5,857	3.7%	2.3%	2.3%
Siloam Springs	54	1,201	1.4%	1.2%	2.1%
Springdale	107	7,129	2.9%	1.5%	1.3%
NWA	778	43,599	4.8%	4.9%	3.5%

Average Size and Price by Floor Plan	Square Feet	Price per Month	Price per Square Feet
Studio	518	\$647.05	\$1.25
By the Bed	424	\$686.20	\$1.62
1 Bedroom	640	\$659.72	\$1.03
2 Bedroom	935	\$758.58	\$0.81
3 Bedroom	1,251	\$1,000.82	\$0.80
4 Bedroom	1,465	\$1,424.77	\$0.97
NWA	766	\$729.82	\$0.95

Median Size and Price by Floor Plan	Square Feet	Price per Month	Price per Square Feet
Studio	429	\$505.00	\$1.18
By the Bed	414	\$673.50	\$1.63
1 Bedroom	600	\$550.00	\$0.92
2 Bedroom	900	\$650.00	\$0.72
3 Bedroom	1300	\$895.00	\$0.69
4 Bedroom	1317	\$1,200.00	\$0.91
NWA	830	\$650.00	\$0.78

Vacancy Rates by Floor Plan	By the Bedroom	One Bedroom	Two Bedroom	Three Bedroom
Bentonville		5.5%	4.0%	12.3%
Fayetteville	11.3%	2.3%	2.7%	6.1%
Rogers		5.2%	2.4%	5.4%
Siloam Springs		0.6%	1.5%	2.8%
Springdale		3.1%	3.1%	1.7%
NWA	11.3%	3.7%	3.0%	5.4%



★ Apartment Complex

Agriculture

Residential Estate

Low Density Residential

Medium Density Residential

High Density Residential

Downtown Commercial

Mixed-Use

General Commercial

Office

Public / Semi-Public

Light Industrial

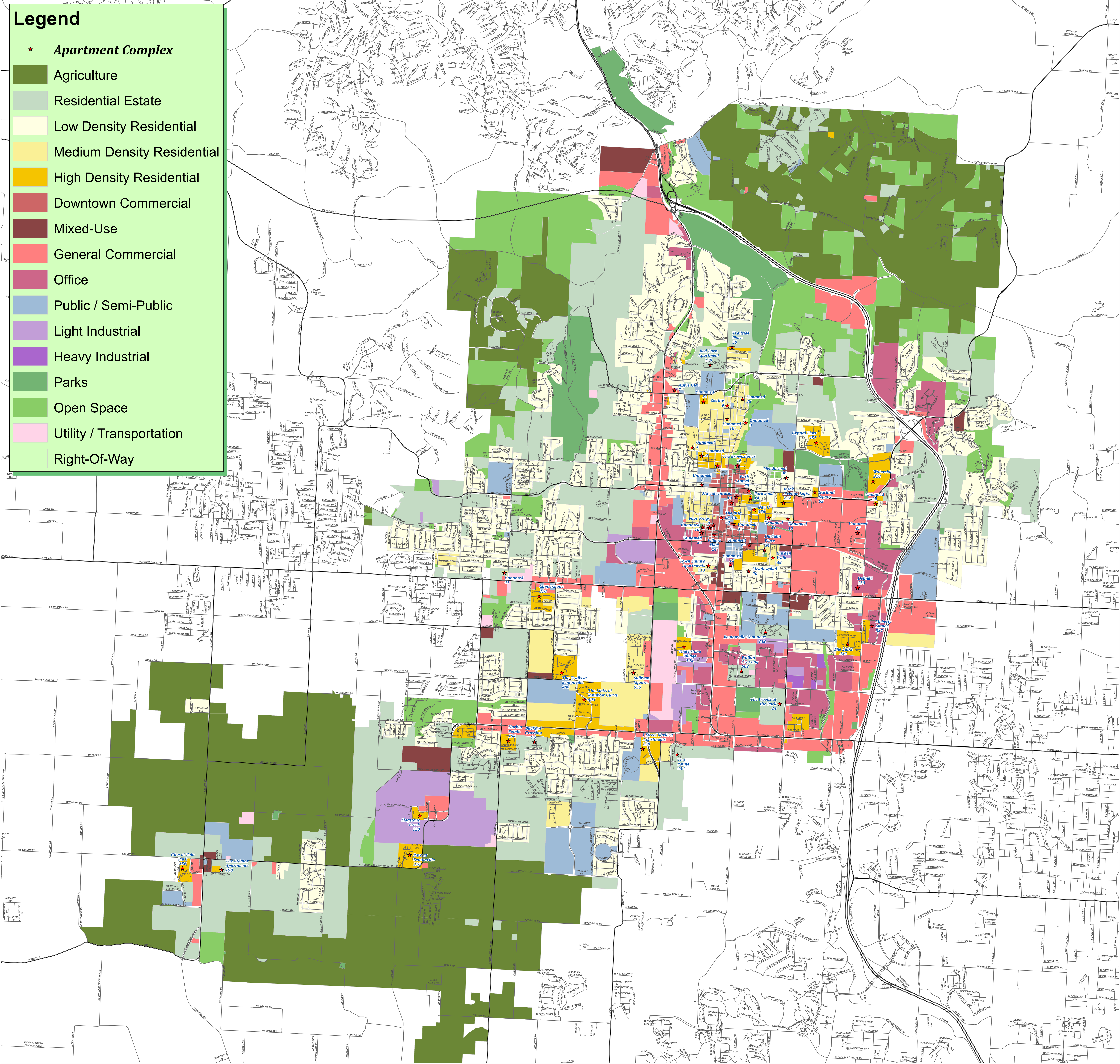
Heavy Industrial

Parks

Open Space

Utility / Transportation

Right-Of-Way



Residential Summary (By Ward)

Multi-Family Summary

Ward	Count
Ward 1	1139
Ward 2	55
Ward 3	3250
Ward 4	3732
Total	8176

Single and Two-Family Summary

Ward	Count
Ward 1	3626
Ward 2	4326
Ward 3	5183
Ward 4	2748
Total	15883

Land Use Category Summary Downtown

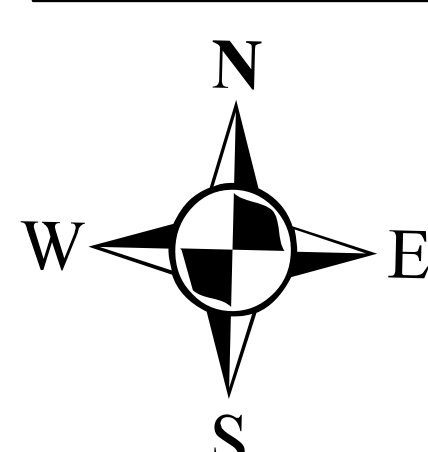
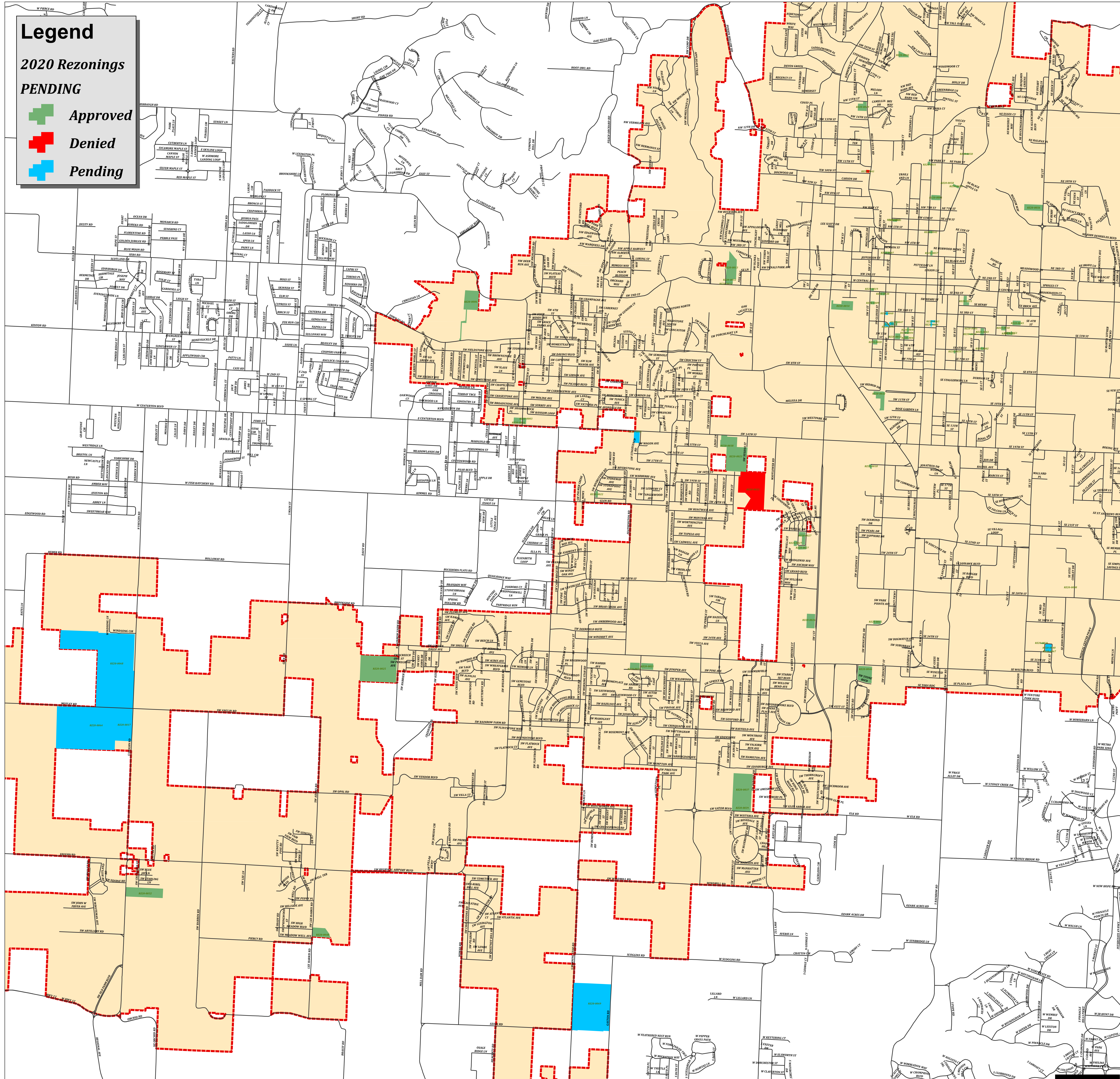
Landuse Designation	Land Area (Acres)
Low Density Residential	355.14
Medium Density Residential	257.34
High Density Residential	106
Total	718.48

PENDING

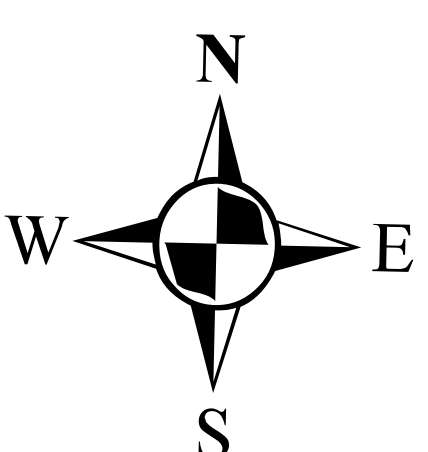
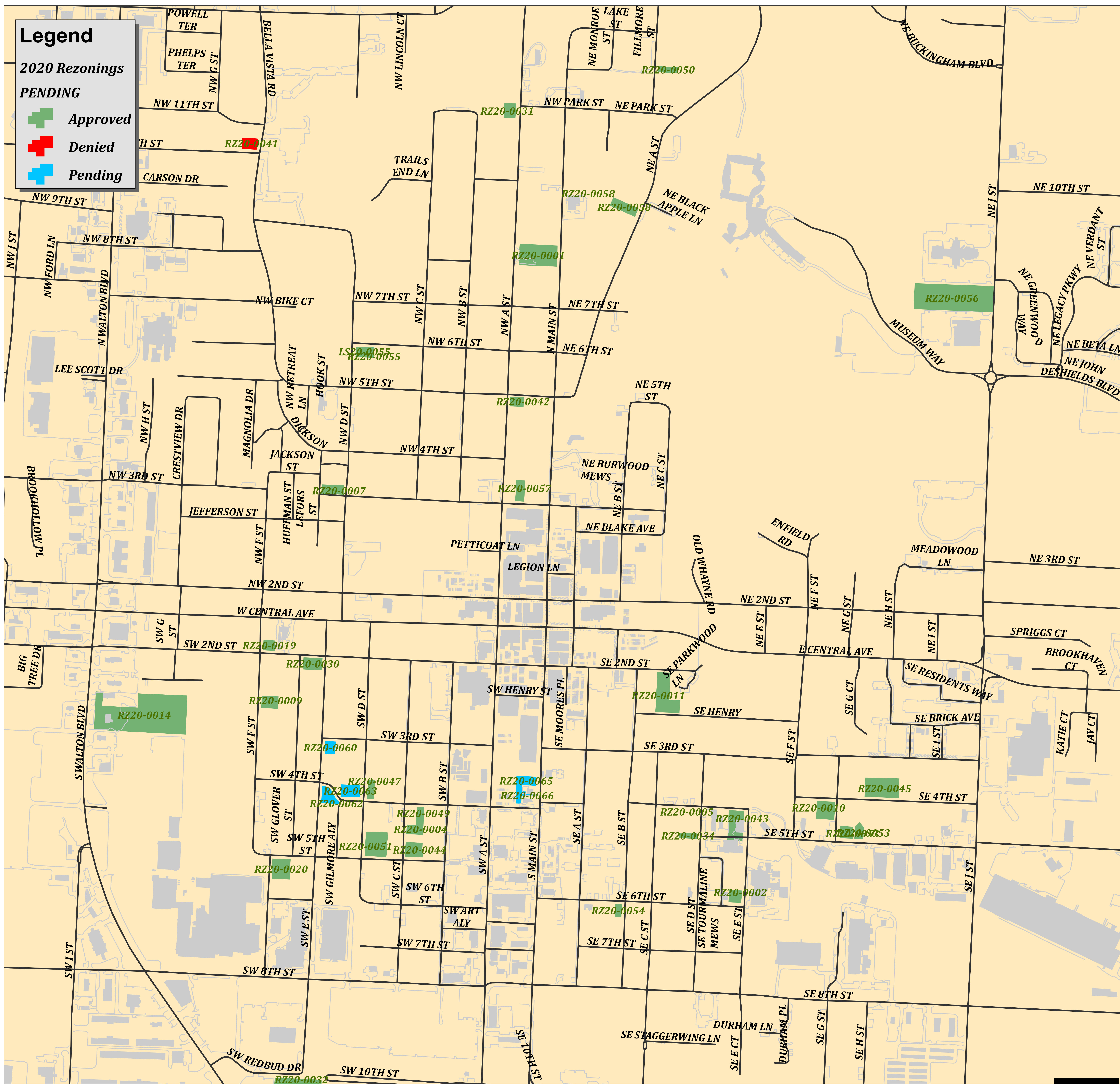
Approved

Denied

Pending



2020 Rezoning



2020 Rezoning Downtown Area

2020 Zoning Summary

2020						
Zoning						
ID	Applicant	Project No.	Location	From	To	PC Decision
1	Bella Terra, LLC	RZ19-0038	1109 SW Regional Airport Boulevard	C-1	C-2	Approved
2	211, 213, 215 NW A, LLC	RZ19-0039	215 NW A Street	R-3	DC	Approved
3	Bella Vista Church of Christ	RZ19-0042	989 McNelly Road	A-1	C-2	Approved
4	CJIC Properties, LLC	RZ19-0043	Fillmore Street	R-1	DN-2	Approved
5	Tylluan, LLC	RZ19-0044	Tiger Boulevard	R-1	DN-2	Approved
6	Jocz Trust Rezone	RZ19-0045	Tiger Boulevard		DN-2	Approved
7	Pensco Trust Company, LLC	RZ19-0046	204 SE 6th Street	R-1	DE	Approved
8	Whitley & Witten	RZ19-0047	309 SE G St & 805 SE 4th St	R-1	DN-4	Approved
9	Bertschy Trust	RZ19-0048	1908 SE J Street	A-1	C-3	Approved
10	LLC	RZ19-0049	523 SE 6th Street	R-C2	DN-4	Approved
11	Jampana	RZ19-0050	3406 SE K Street	R-1	R-4	Approved
12	Affordable Arkansas Homes, LLC	RZ20-0001	802 NW A Street	R-1	DN-3	Approved
13	Sample	RZ20-0002	527 SE 6th Street	R-3	DN-4	Approved
14	Patton Trust	RZ20-0003	1618 E Centerton Boulevard	A-1	C-2	Approved
15	Kato	RZ20-0004	403 SW C Street	R-1	DN-2	Approved
16	Wisdom	RZ20-0005	402 SE D Street	R-1	R-O	Withdrawn
17	Kirkpatrick	RZ20-0006	4708 Town Vu Road	A-1	R-1	Approved
18	Stratford Assets I LLC	RZ20-0007	502 NW 3rd Street	R-1	DN-1	Approved
19	2714 Otis Corley Drive, LLC	RZ20-0008	2714 Otis Corley Drive	I-2	C-2	Withdrawn
20	AP RE and Development, LLC	RZ20-0009	211 SW F Street	R-1	DN-2	Approved
21	Newell Development LLC	RZ20-0010	402 SE G Street	DN-3	DN-4	Approved
22	Brannon, Esslinger, Crystal Creek Realty, LLC	RZ20-0011	SE 2nd Street & SE Henry	R-1	DN-3	Approved
23	Northwest Baptist Association	RZ20-0012	1712 SW 2nd Street	A-1	R-O	Approved
24	Bertrand	RZ20-0013	1714 SW 2nd Street	A-1	R-1	Approved
25	Dakota Leasing, Inc	RZ20-0014	307 S Walton Boulevard	C-2	C-3	Approved
26	City of Bentonville	RZ20-0015	SW Municipal Drive	I-1	C-2	Approved
27	Patton Trust	RZ20-0016	1580 E Centerton Boulevard	A-1	C-2	Approved
28	Highland, LLC	RZ20-0017	4800 S Vaughn Road	A-1	C-2	Withdrawn
29	Bentonville/Bella Vista Trailblazers	RZ20-0018	700 SW 16th Street	A-1	C-2	Approved
30	The Reserve Bentonville	PRD19-0003	Greenhouse Road	A-1	PRD	Approved
31	Bella Vista Road Housing	PRD19-0004	Bella Vista Road	DN-2	PRD	Approved
32	Oz Village	PRD19-0006	806 NW A Street	DN-2	PRD	Approved
33	SOMO PUD	PUD20-0001	507 SE E Street		PUD	Approved
34	Stuckey	RZ20-0019	107 SW F Street	R-1	DN-1	Approved
35	Bentonvest Fund IV, LLC	RZ20-0020	SW 5th Street	R-1	R-O	Approved
36	KCG BV, LLC	RZ20-0021	SW Buckeye Street	PUD	R-3	Approved
37	ELB Land Holdings	RZ20-0022	SW Hillstone Avenue & SW Stonepoint Avenue	R-2	R-ZL	Approved
38	G & I Properties	RZ20-0023	1507 SW 14th Street	C-2	R-3	Approved
39	Osage Real Estate Holdings	RZ20-0025	4080 N Rainbow Farm Road	PUD	R-1	Approved
40	28th & I Street, LLC	RZ20-0026	SW I Street	A-1	C-2	Approved
41	Parker & Buildup Development, LLC	RZ20-0027	SW Livingston square	R-ZL	R-3	Approved
42	Desavado Living Trust	RZ20-0028	404 SW Glover Street	R-1	DN-2	Approved
43	Terrell	RZ20-0029	NW 15th Street	R-1	R-3	Approved
44	Rainbow Homebuyers, LLC	RZ20-0030	202 SW E Street	R-1	DN-2	Approved
45	Brewer	RZ20-0031	1001 NW A Street	R-1	DN-2	Approved
46	Bentonville Plaza Partners	RZ20-0032	1005 S Walton Boulevard	C-3	C-2	Approved
47	A&C Investments, LLC	RZ20-0033	SW 18th Street	R-1	R-3	Denied
48	Clear T, LLC	RZ20-0034	408 SE D Street	R-1	DN-2	Approved
49	Alexander	RZ20-0035	2002 Timber Trail	A-1	R-1	Approved
50	Casey	RZ20-0036	1117 SE 33rd Street	A-1	R-O	Approved
51	Harmon	RZ20-0037	1730 SW Gator Boulevard	A-1	C-1	Approved
52	Stanley	RZ20-0038	1701 SW 14th Street	R-1	R-3	Approved
53	Harmon	RZ20-0039	1730 SW Gator Boulevard	A-1	R-1	Approved
54	Seven HB Real Estate, LLC	RZ20-0040	3302 SE L Street	A-1	R-3	Denied
55	Mendoza	RZ20-0041	1001 Bella Vista Road	R-1	R-O	Denied
56	ML-RES, LLC	RZ20-0042	412 NW A Street	R-1	DN-2	Approved
57	405 SE 5th Street, LLC	RZ20-0043	405 SE 5th Street	C-2	DE	Approved
58	Banwarth	RZ20-0044	407 SW C Street	R-1	DN-2	Approved
59	Campbell & Meeks	RZ20-0045	901 SE 4th Street	R-1	DN-3	Approved
60	Tollett Wood, LLC	RZ20-0046	SW F Street	PUD	C-2	Approved
61	Bailey Family Trust	RZ20-0047	410 SW 4th Street	R-1	DN-1	Approved
62	Stracener	RZ20-0048	9084 SW Lee Harris Road	A-1	R-1	Approved
63	Robinson	RZ20-0049	319 SW 4th Street	R-1	DN-2	Approved
64	Jacobs Group	RZ20-0050	1112 Fillmore Street	R-1	DN-2	Approved
65	CHP, LLC	RZ20-0051	407 SW D Street	R-1	DN-2	Approved
66	Murray & Williams	RZ20-0052	SW Regional Airport Boulevard	A-1	R-4	Approved
67	Serenity P, LLC	RZ20-0053	801 SE 5th Street	R-1	DN-4	Approved
68	Wright	RZ20-0054	208 SE 6th Street	R-1	DE	Approved
69	Square District Properties, LLC	RZ20-0055	510 NW D Street	R-1	DN-2	Approved
70	Walton Family Foundation	RZ20-0056	NE J Street	A-1	C-3	Approved
71	Sooter Trust	RZ20-0057	106 NW 3rd Street	R-1	DE	Approved
72	Sooter Trust	RZ20-0058	811 NE A Street	R-1	DN-2	Approved
73	Pagan, Inc	RZ20-0059	SW 28th Street	A-1	R-4	
74	Walmart Campus	PUD20-0002	301 SE J Street	I-2	PUD	Approved
75	Tylluan PRD	PRD20-0001	Fillmore Street	DN-2	PRD	Approved

Counts/Classifications

Rezoned to:	
Agriculture	0
Residential	37
Commercial	13
Industrial	0
Mixed Use	14
Total	64

Category Guide:

Agriculture:	A-1
58% Residential:	R-1, R-2, R-3, R-4, RZL, DN-1, DN-2, DN-3, PRD
20% Commercial:	C-1, C-2, DC
0% Industrial:	I-1, I-2
22% Mixed Use:	R-O, DE, C-3, DN-4, PUD

Downtown Residential	19
Downtown Commercial	1
Downtown Mixed Use	6
Total Downtown	26
Percent of Total	41%

Downtown Residential	DN-1, DN-2, DN-3
Downtown Commercial	DC
Downtown Mixed Use	DE, DN-4

Legend

LABEL

Agriculture

Commercial

Downtown_Mixed_Use_Residential

Flood_Plain

High_Density_Residential

Industrial

Low_Density_Residential

Medium_Density_Residential

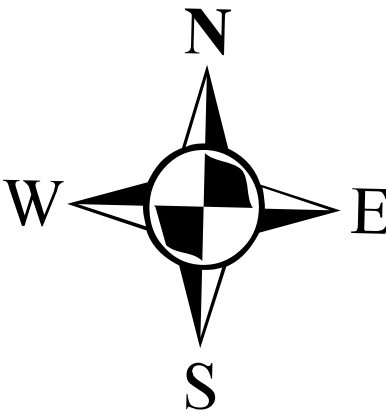
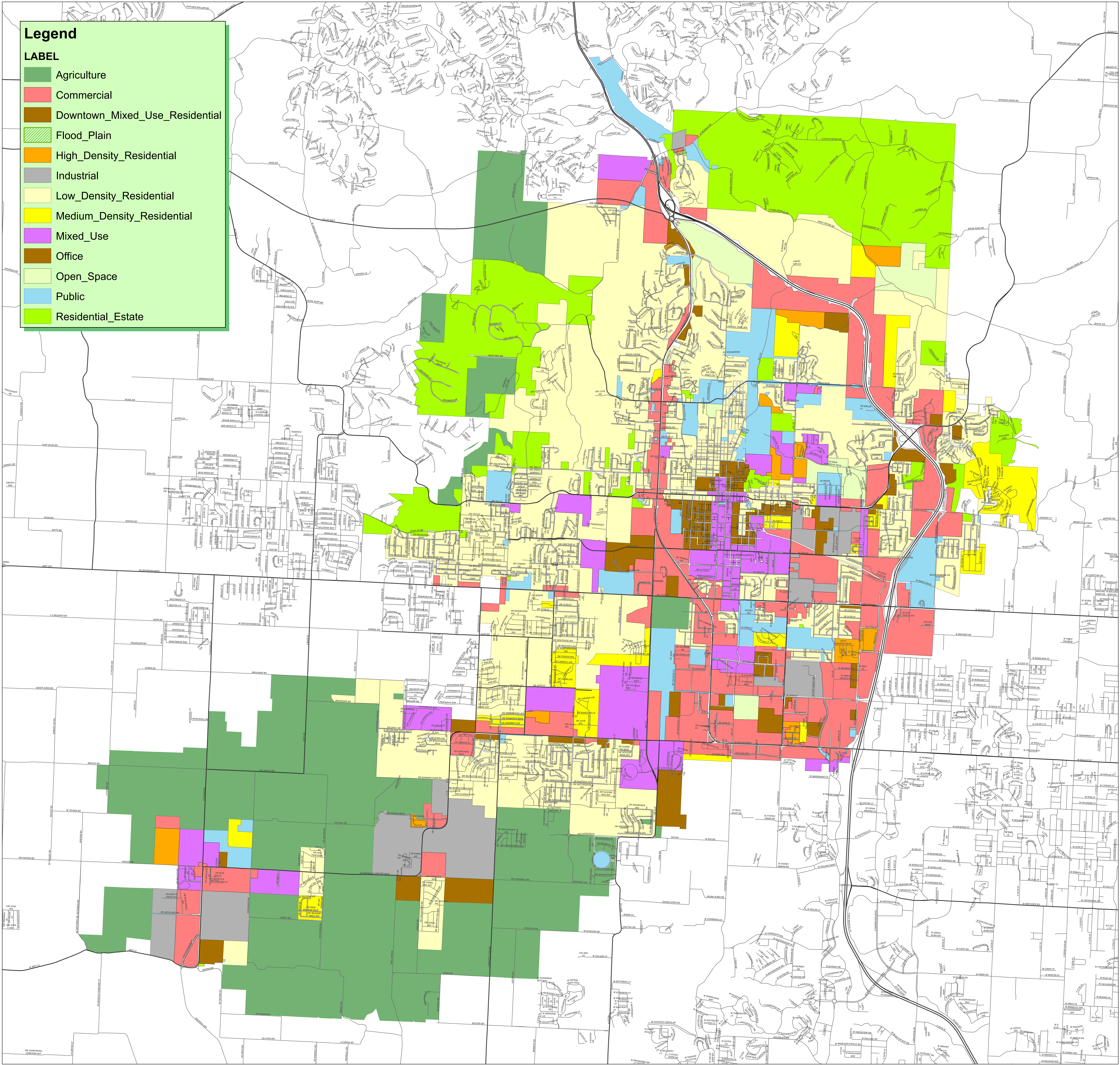
Mixed_Use

Office

Open_Space

Public

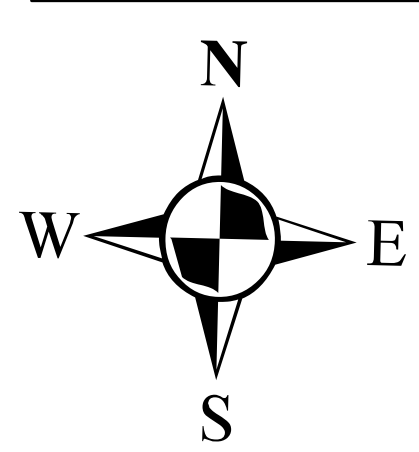
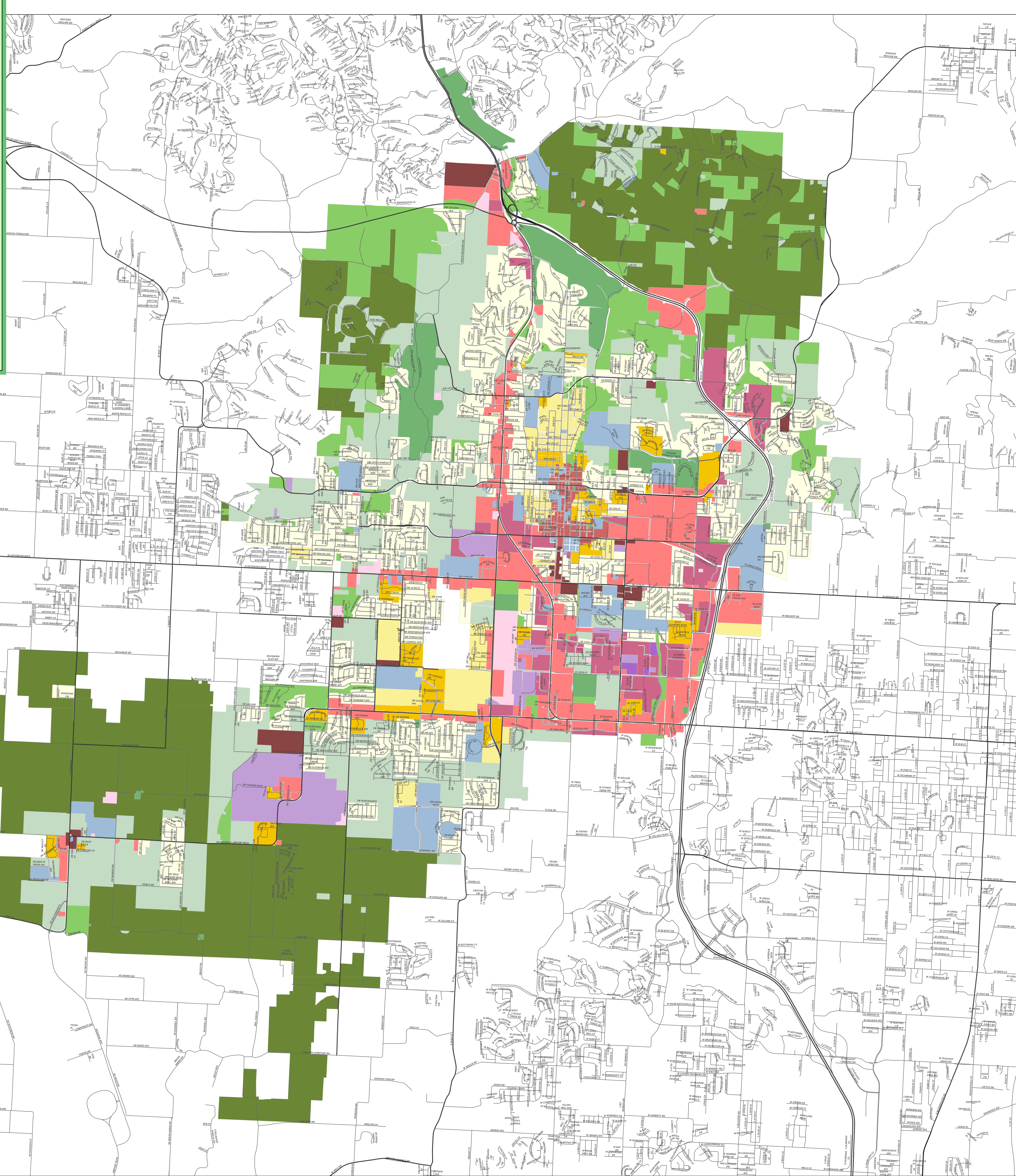
Residential_Estate



10/19/2020

2015 Landuse Plan

- Legend**
- Agriculture
 - Residential Estate
 - Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - Downtown Commercial
 - Mixed-Use
 - General Commercial
 - Office
 - Public / Semi-Public
 - Light Industrial
 - Heavy Industrial
 - Parks
 - Open Space
 - Utility / Transportation
 - Right-Of-Way



10/19/2020

Current Landuse Plan

Land Use Plan Discussion

2015	Area (In Acres)	Percentage
Agriculture	6,382.52	22.55%
Commercial	3,357.19	11.86%
Downtown_Mixed_Use	0.10	0.00%
Downtown_Mixed_Use_Residential	188.11	0.66%
High_Density_Residential	318.53	1.13%
Industrial	1,096.65	3.87%
Low_Density_Residential	8,500.81	30.04%
Medium_Density_Residential	897.91	3.17%
Mixed_Use	1,528.00	5.40%
Office	731.11	2.58%
Open_Space	456.70	1.61%
Public	1,344.53	4.75%
Residential_Estate	3,499.46	12.36%
Total	28,301.63	100%

2020	Area (In Acres)	Percentage
Agriculture	8,536.34	29.97%
Downtown Commercial	131.71	0.46%
General Commercial	2,118.86	7.44%
High Density Residential	834.01	2.93%
Heavy Industrial	22.19	0.08%
Low Density Residential	4,020.77	14.12%
Light Industrial	640.04	2.25%
Medium Density Residential	795.31	2.79%
Mixed-Use	287.77	1.01%
Office	903.27	3.17%
Open Space	2,603.86	9.14%
Parks	961.66	3.38%
Public / Semi-Public	1,133.67	3.98%
Residential Estate	5,277.61	18.53%
Utility and Transportation	216.44	0.76%
Total	28,483.52	100.00%



Phone 479-443-5122 FAX 479-442-7173
1864 Ford Street
Springdale, Arkansas 72764

To Torres Auto Detail ,

This letter is to confirm your order for 200' of Max link + 6' 10ga Black. It is set to be shipped 12/8/2020. We should receive it 3-4 days from when it ships. The job number associated with this order is QB1658. Sales Rep managing job is Bradley Evans

Thank you,