



DEPT. OF COMMUNITY DEVELOPMENT  
PLANNING DIVISION  
301 W. CHESTNUT  
PHONE: (479) 621-1186  
FAX: (479) 986-6896

OCTOBER 8, 2018

TO: PLANNING COMMISSION

## REZONE, VALLEY WEST STAFF SUMMARY REPORT

ADDRESS:	±1.81 acres on N Valley West Drive
LAND OWNER:	Defoliart and Scott
APPLICANT/REP:	Matthew 6:25 LLC / Crafton Tull
CURRENT ZONING:	R-SF (Residential Single-Family) and R-DP (Residential Duplex)
PROPOSED ZONING:	RMF-8A (Residential Multifamily, 8 units per acre, ownership)
GROWTH DESIGNATION:	Neighborhood
AUTHORITY:	Sec. 14-727, Rogers Code of Ordinances

### BACKGROUND

- 1) Planned Use: Medium-density residential.
- 2) Zoning District Intent: Per Sec. 14-703(a), R-MF zoning is “intended to provide suitable areas within the City for attached and detached residential development at densities from six to 36 units per acre...The base density will be six units per acre. If more than six units per acre are requested the developer must submit a density concept plan to the City Planning Commission outlining certain amenities to offset the density. The district is intended for areas that have access for vehicular traffic from collector or higher classification streets without traversing minor streets in adjoining residential neighborhoods. New single-family dwellings are not permitted to ensure that vacant land set aside for multifamily development is not preempted by less intense development. The zero-lot-line concept, which permits construction with no side yard setback on one side, may be used within such districts. Horizontal property regimes shall be permitted in this district...”
- 3) Growth Designation Characteristics: Per CGM Page 1, Neighborhood is characterized by “low-intensity, low-density areas connected by collector and local streets. May feature light mix of non-residential activities such as schools, places of worship, and other low-impact community-oriented uses. Compatibility with adjacent areas achieved with transitions; medium-density residential generally appropriate transition type.”

### STAFF REVIEW

#### ENGINEERING REVIEW:

- 1) Density Concept Plan: The proposed DCP adequately offsets any impacts on street network capacity. The proposed density increase is not significant enough to justify requiring more information than provided, though it should be explored further the possibility of connecting the proposed hammerhead turnaround to the existing hammerhead to the south to establish a loop (Tab 3).
- 2) RECOMMENDATIONS:
  - a) Discuss possibility of connecting the hammerhead turnarounds.
  - b) Approve Density Concept Plan as presented.

DYLAN COBB, Planning Engineer  
City of Rogers Engineering Division

#### PLANNING REVIEW:

- 1) Land-Use Compatibility:
  - a) Comprehensive Growth Map: The proposed rezone is consistent with the CGM (Tab 2). The subject site is located in a transition from Neighborhood to Access Corridor, which is well-suited for medium-density residential. R-MF is an appropriate zoning district for Neighborhood locations such as this where compact housing types provide a transition between lower density single-family homes and commercial corridors.
  - b) Density Concept Plan: The proposed DCP adequately ensures compatibility with the surrounding area. The increase from base density (6 units/acre) to proposed density (8 units/acre) is not significant enough to justify requiring more information than provided (Tab 3).
  - c) General Findings: Staff finds this to be an appropriate rezone request based on consistency with the CGM and zoning district intent, and the proposed DCP adequately addresses capacity and compatibility considerations. The subject request would not adversely impact adjacent property and is consistent with the development goals of the surrounding area.
- 2) Views of Others: No supporting or opposing comments have been received by the Planning Division to date.

3) RECOMMENDATIONS:

- a) Consider request with regard to land-use compatibility and the health, safety, and general welfare of the public.
- b) Approve Density Concept Plan as presented.
- c) Recommend for City Council approval.




ETHAN HUNTER, Planner III  
City of Rogers Planning Division

ADMINISTRATOR'S SUGGESTED MOTION:

- 1) Move to **recommend for City Council approval** or **deny/table** the request by Matthew 6:25 LLC to rezone ±1.81 acres on N Valley West Drive with approval of the associated Density Concept Plan.

DIRECTOR'S COMMENTS:

- 1) Agree with recommendations and suggested motion.



JOHN C. McCURDY, Director  
City of Rogers Department of Community Development

Tabs:

- 1. Rezone application with required supplements
- 2. Maps and/or photos
- 3. Density Concept Plan





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OFFICE USE ONLY

TAB 1

Permit Fee: \$200 (\$200)  
Zoning: RSF & RDP to RMF-8  
Permit Number: 18-39  
CityView Application: PL201800788  
Date: 9-28-18

## REZONE APPLICATION

APPLICANT: Matthew 6:25 LLC / Valley West

ADDRESS: 1200 E Joyce Fayetteville, AR SUITE #: \_\_\_\_\_

GENERAL LOCATION OF PROPERTY: N. Valley West Drive

PHONE #: 479-521-6685 EMAIL: \_\_\_\_\_

PROPERTY OWNER: David Defoliart, Sharon & Linda Kimber & Timothy Scott PHONE #: \_\_\_\_\_

PRESENT USE: Undeveloped ZONING: RSF & RDP

PROPOSED USE: Individually Owned Townhomes ZONING: RMF-8ACU

Daniel Pelley  
Applicant Signature

9/27/18  
Date

### Attachment Checklist:

- ☐ Legal description of property
- ☐ Applicant Certification
- ☐ Property Owner Affidavit
- ☐ Site plan as needed

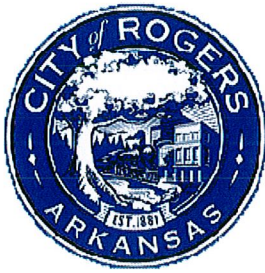
### PLANNING STAFF PROVIDES:

DATE FILED: 9-27-18 PUBLIC HEARING DATE: 10-16-18 CERTIFIED MAIL DATE: 10-1-18

PLANNING COMMISSION ACTION: \_\_\_\_\_ DATE: \_\_\_\_\_

CITY COUNCIL ACTION: \_\_\_\_\_ DATE: \_\_\_\_\_

ORDINANCE NUMBER: \_\_\_\_\_ COMMENTS: \_\_\_\_\_



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## NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Rogers Planning Commission in the Rogers City Hall at 301 West Chestnut on **October 16, 2018 at 4:30 pm** on the application by **Matthew 6.25 LLC for Valley West** to rezone **1.81 acres on N Valley West Drive, north of W Walnut Street** from the **R-SF (Residential Single Family)** and **R-DP (Residential Duplex-Patio Homes)** zoning districts to the **RMF-8A (Residential Multifamily, 8 units per acre with ownership)** zoning district. The property being more particularly described as follows:

### LEGAL DESCRIPTION:

LOT 6 AND LOT 7 OF THE REPLAT OF THE VALLEY WEST SUBDIVISION, AS PER PLAT BOOK G AT PAGE 186 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS.

ALSO

TRACT 1A OF THE LOT SPLIT OF LOTS 4 AND 5 OF THE REPLAT OF VALLEY WEST SUBDIVISION, PLAT RECORD G-186, AND TRACT "A" OF TRACT SPLIT, PLAT RECORD 30-39, AS PER PLAT BOOK 2004 AT PAGE 1418 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SW 1/4 OF THE NE 1/4;  
THENCE S 87°12'35"E 63.34 FEET ALONG THE NORTH LINE THEREOF TO THE POINT OF BEGINNING;  
THENCE CONTINUING ALONG SAID NORTH LINE S 87°12'35"E 128.66 FEET;  
THENCE LEAVING SAID NORTH LINE S 15°41'55"W 614.44 FEET;  
THENCE N 87°17'58"W 171.74 FEET TO THE SOUTHEAST CORNER OF LOT 6 OF VALLEY WEST SUBDIVISION;  
THENCE N 02°42'02"E 239.90 FEET TO THE NORTHEAST CORNER OF LOT 7 OF VALLEY WEST SUBDIVISION;  
THENCE S 86°54'50"E 181.55 FEET;  
THENCE N 02°39'29"E 360.22 FEET TO THE POINT OF BEGINNING, CONTAINING 1.81 ACRES, MORE OR LESS.

### LAYMAN'S DESCRIPTION:

**1.81 acres on N Valley West Drive, north of W Walnut Street**

Dennis Ferguson, Secretary  
Rogers Planning Commission

**PUBLISH ONE TIME ONLY: October 1, 2018**

BILL THE CITY OF ROGERS

## PROPERTY OWNER AFFIDAVIT

The petitioner, Matthew 6:25, LLC, petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION: See Attached

LAYMAN'S DESCRIPTION: N. Valley West Drive

PRESENT ZONING: RSF & RDP

ZONING REQUEST: RMF-8ACU

Respectfully Submitted,

By: David De Zafant  
(Property Owner Signature)

STATE OF ARKANSAS  
COUNTY OF Fairfax

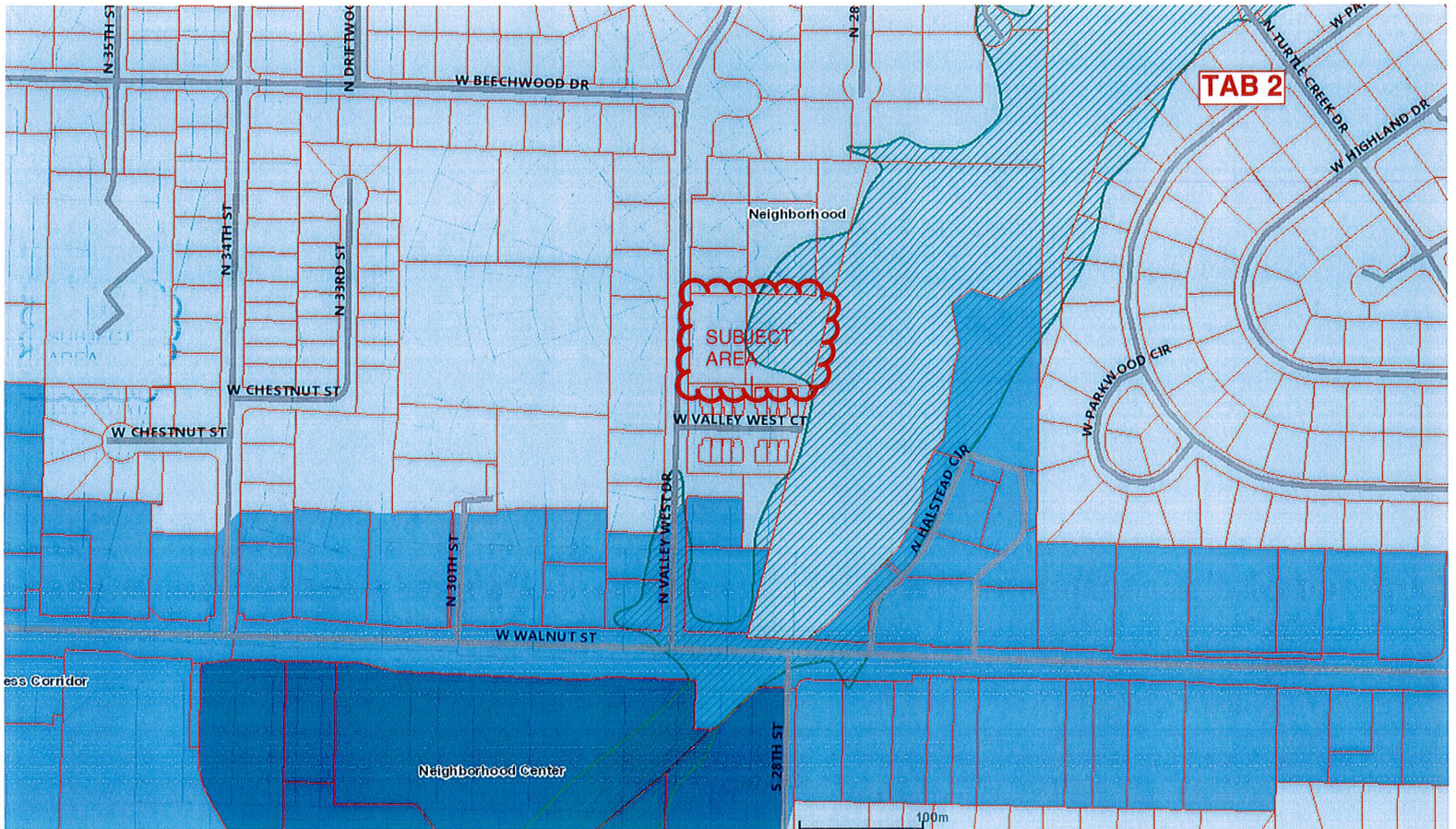
Subscribed and sworn before me this the 27<sup>th</sup> day of September, 2018

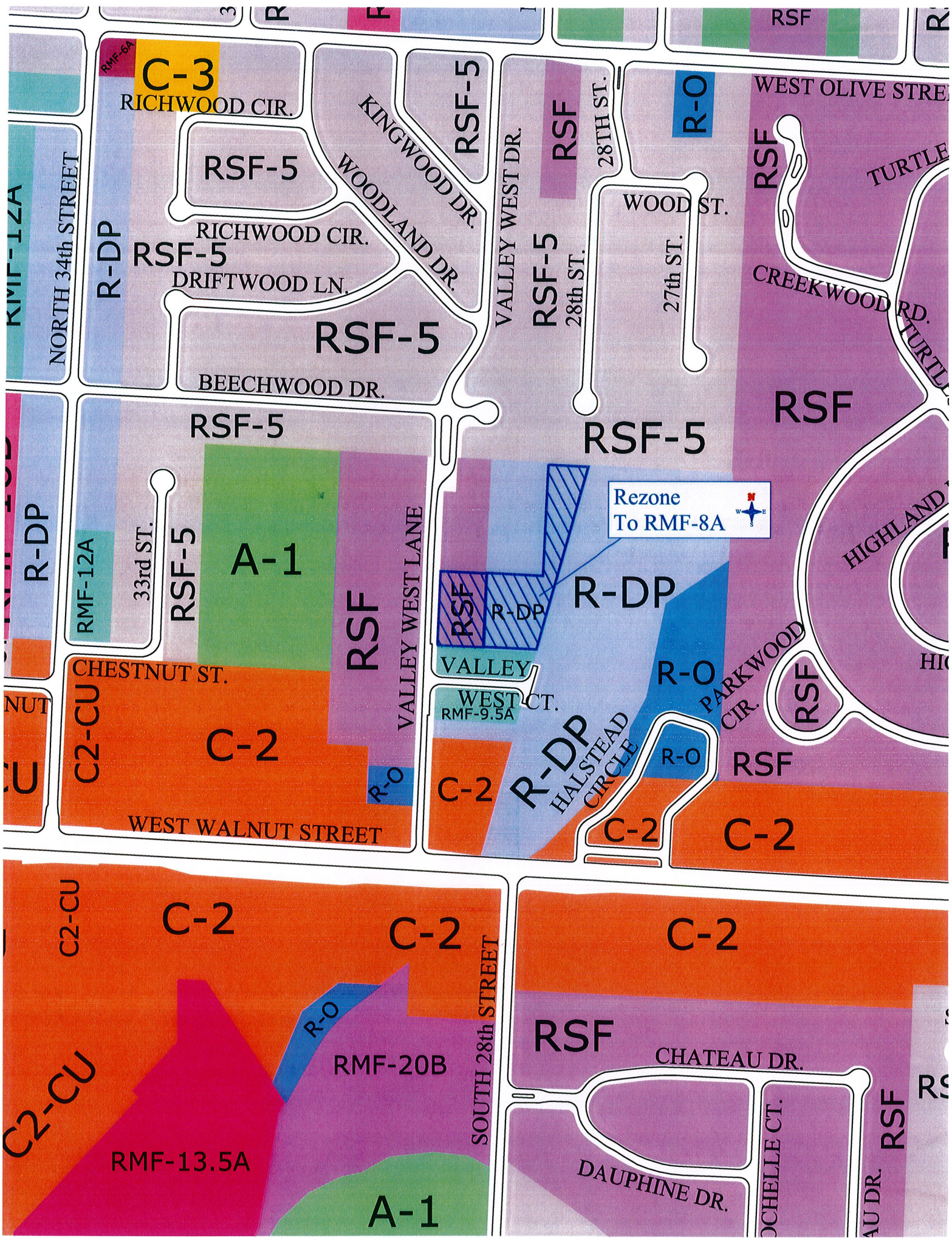


Hayley Prescott  
Notary Signature

Hayley Prescott  
Notary Name Printed

03/31/19  
Commission Expires







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### DENSITY CONCEPT PLAN

Density Concept Plans (DCP) are required to supplement rezone applications for RSF, RMF, and C-3 with proposed residential densities above 3, 6, and 15 units per acre, respectively. DCPs are intended to present a complete overview of amenities that justify or offset any impacts otherwise caused by exceeding baseline densities.

DCPs are evaluated on two factors: *COMPATIBILITY* and *CAPACITY*. The compatibility of a proposed density is evaluated with regard to *use* and *form*, while capacity is evaluated with regard to *impact on the transportation network*.

Submit this form with a rezone application.

APPLICANT: Crafton Tull & Associates - Daniel P. Ellis

CURRENT ZONING: RSF and R-DP PROPOSED ZONING: RMF-8A

BASELINE DENSITY: 6 Units per Acre PROPOSED DENSITY: 8 Units per Acre

NARRATIVE DESCRIPTION (SUMMARY OF MATERIALS): Please see attachments

APPLICANT SIGNATURE: Daniel P. Ellis DATE: 9/25/18



