



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

MARCH 28, 2019

TO: PLANNING COMMISSION  
DEVELOPMENT REVIEW COMMITTEE

RE: LOT SPLIT APPEAL FOR VALLEY WEST PHASE II

This memo concerns a proposed lot split for the Valley West Phase II development, which was approved by Planning Commission on 2/5/19. The property is zoned RMF-8A and allows for owner-occupied "multifamily" units. To allow individual ownership of each unit, the property must be platted accordingly. The applicant is proposing a lot split to create 17 new lots for each residential unit.

Staff does not have the authority to approve the proposed split due to the number of lots being created, as well as the necessitation of new streets and utilities, though they are being provided through Large-Scale Development. Staff believes the outcome would be the same as if the project initially went through the Subdivision process, except this situation allows for everything to be built at the same time.

The applicant is requesting to appeal staff's denial of the proposed lot split per Sec. 14-578(c)(3). See attached.

//signed//

ETHAN HUNTER, Planner III  
City of Rogers Planning Division

Tabs:

1. Staff denial and applicant appeal
2. Proposed plat

## Hunter, Ethan

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**From:** Reed Hill <Reed.Hill@craftontull.com>  
**Sent:** Wednesday, March 27, 2019 1:18 PM  
**To:** Hunter, Ethan  
**Subject:** RE: [External] RE: Valley West Ph. II Lot Split

Understood. Yes, we would like to seek approval of the lot split via Planning Commission.

**Reed Hill**  
Engineer Intern | Civil



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**From:** Hunter, Ethan <ehunter@rogersar.gov>  
**Sent:** Wednesday, March 27, 2019 12:07 PM  
**To:** Reed Hill <Reed.Hill@craftontull.com>  
**Subject:** [External] RE: Valley West Ph. II Lot Split

Thanks, Reed. Staff cannot approve this per Sec. 14-578(c), so we'll need to pass this along to Planning Commission. Can you reply to this email with a statement of appeal?

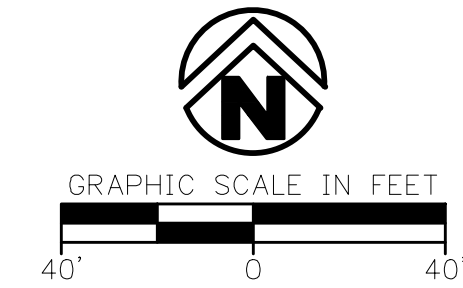


**Ethan Hunter, CNU-A** | Planner III  
Dept. of Community Development  
City of Rogers | [www.rogersar.gov](http://www.rogersar.gov)  
301 W Chestnut St, Rogers, AR 72756  
(479) 621-1186



DRAWING: G:\1811300-VALLEYWEST\INFRASTRUCTURE\SURVEY\DWG\1811300-LOT SPLIT.DWG  
LAYOUT: LAYOUT2, LAST SAVED: 04/26/2019 9:19:30 AM  
LAST PLOTTED BY: KEVIN MONTGOMERY, 02/27/2019 10:47:25 AM PLOTTED BY: VALED ON HARD COPY ONLY

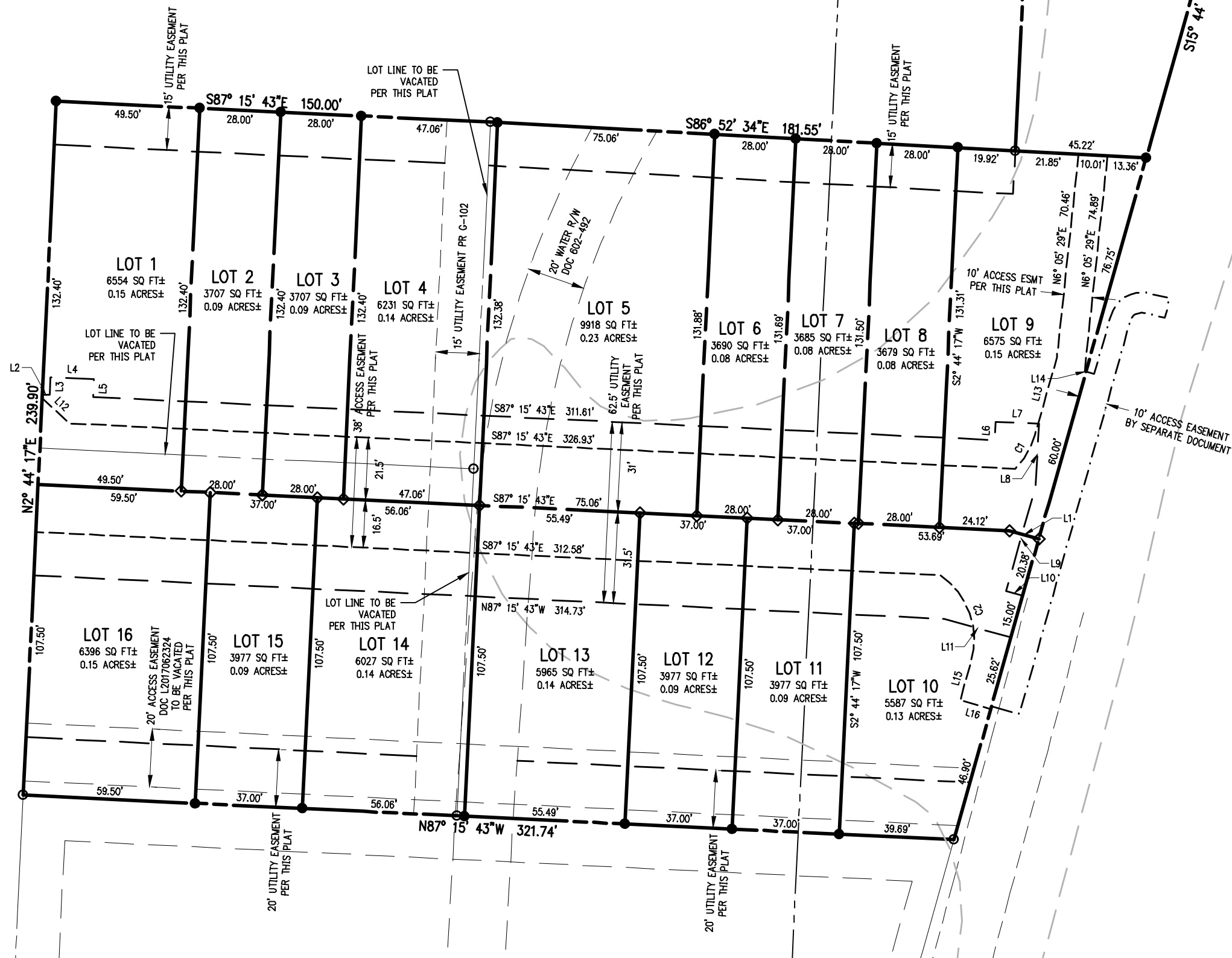
NORTH VALLEY WEST DRIVE 60' R/W PR C-186



BASIS OF BEARING: ARKANSAS STATE PLANE COORDINATE SYSTEM,  
NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NAVD 88 VERTICAL  
DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF ROGERS  
CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.

LEGEND

- FOUND IRON PIN
- SET IRON PIN W/CAP
- ◇ CALCULATED
- PROPERTY LINE
- - - EXISTING EASEMENT
- - - PROPOSED EASEMENT
- - - PROPOSED ACCESS EASEMENT



CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION
C1	13.58'	27.00'	28°48'33"	N30° 08' 52"E
C2	33.65'	27.00'	71°24'43"	S19° 58' 11"E

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	10.53'	S74° 15' 49"E
L2	2.50'	S87° 15' 43"E
L3	6.11'	N2° 44' 17"E
L4	15.00'	S87° 15' 43"E
L5	6.11'	S2° 44' 17"W
L6	6.36'	N2° 44' 17"E
L7	15.00'	S87° 15' 43"E
L8	21.36'	S2° 44' 17"W
L9	37.86'	S15° 44' 11"W
L10	5.98'	S74° 21' 52"E
L11	23.92'	N74° 21' 52"W
L12	12.83'	S47° 32' 26"E
L13	27.98'	N15° 44' 11"E
L14	0.49'	N74° 15' 49"W
L15	14.12'	S15° 44' 11"W
L16	11.00'	S74° 15' 49"E

STATE PLAT CODE: 500-19N-30W-0-10-104-04-1460

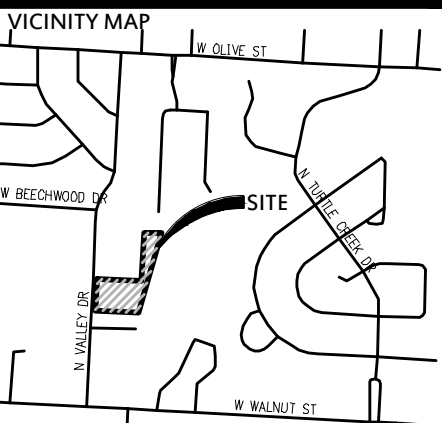
RECORD INFORMATION

LOT SPLIT AND EASEMENT DEDICATION PLAT  
VALLEY WEST PHASE II

PREPARED FOR:  
FUGITT AND ASSOCIATES

ARKANSAS

ROGERS



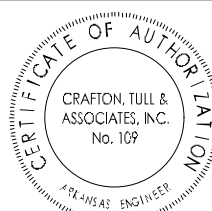
DELTA	DESCRIPTION	DATE

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**Crafton Tull**  
architecture | engineering | surveying  
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CERTIFICATE OF AUTHORIZATION:



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PROJECT NO: 18111300  
ISSUE DATE: 03/27/2019  
CONTACT: K. MONTGOMERY  
CHECKED BY:  
SHEET NO: