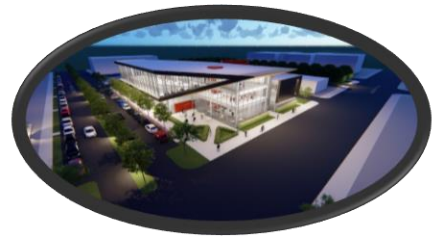


**CITY OF PINE BLUFF
PLANNING COMMISSION
NOVEMBER 30TH, 2021 4:00 P.M.
PINE BLUFF CONVENTION CENTER**



AGENDA

CALL TO ORDER

CONSIDERATION OF MINUTES: October 26th, 2021 Planning Commission

OLD BUSINESS:

1. Request to close S. Linden Street and S. Mulberry Street between 3rd and 4th Avenues.
2. Consideration of an Ordinance regulating Tiny Houses

NEW BUSINESS:

3. Use Permit on Review to establish a operate a private club for a motorcycle club at 210 Rhinehart Road within a B-3 zone, Commercial zone.
4. Use Permit on Review Request (UPOR) by Andrea Cherry to establish a Major Impact Home Occupation Business to allow completion of paperwork and to permit the transfer of firearms purchased from a Federally Licensed provider 1219 E. 9th Avenue within a R-3, Residential district.
5. Use Permit on Review Request (UPOR) by Faydra Meredith to Operate a Family Home Day Care at 10 Mockingbird Lane in her residence. The property is zoned R-1, Residential.
6. Rezoning request by Jonathon Cleveland to rezone property in the 6100 block of Middle Warren Road from R-1, Residential to R-4, Residential (parcel # 931-82204-000).
7. Alley closing request by Brad Rice to close a portion of the east – west alley located north of 2115 W. 17th Avenue.
8. Rezoning request by Brad Rice to rezone property at 2104 – 2106 and 2108 W. 16th from B-1, Neighborhood Business to B-4, General Commercial.
9. Use Permit on Review Request (UPOR) by the P3 Group representing Southeast Arkansas College to construct a new student center on the existing campus at 1900 S. Hazel. The property is zoned R-3, Residential.
10. Rezoning request by P3 Group – Representing Southeast Arkansas College to rezone approximately 5 acres from I-1 Light Industrial to R-HR, Residential High- Rise district. The property is found west of Hazel between Leslie Lea Drive and 22nd Avenue.
11. Discussion on possible action to recommend the Comprehensive Plan to City Council for adoption.
(TABLED)

COMMITTEE REPORTS: NONE

OTHER ITEMS

ADJOURNMENT

**RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION**

SUBJECT: Street closing request to close the 300 block of Linden and Mulberry Streets located between W. 3rd and W. 4th Avenues.

APPLICANT: M.K. Distributers

ZONING AND LAND USES: I-3, Industrial

ZONING:	North:	R-3, Residential I-3, Industrial	LAND USE:	North:	Vacant / SF Residential
	South:	I-3, Industrial		South:	Railroad
	East:	I-3, Industrial		East:	Historic House / Commercial
	West:	I-3, Industrial		West:	Commercial / Industrial

PLANNING COMMISSION HISTORY – Street/Alley Closings

None in area

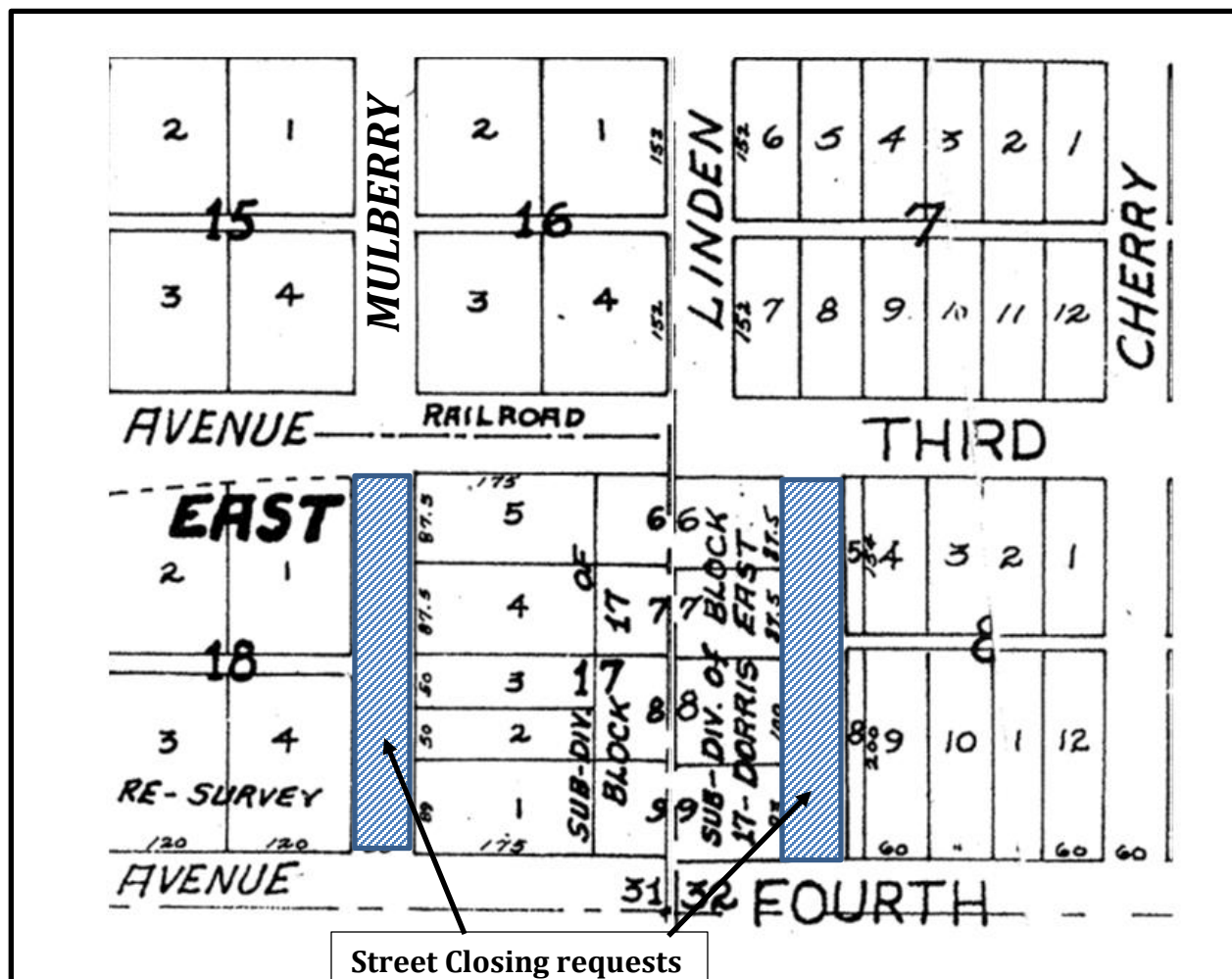
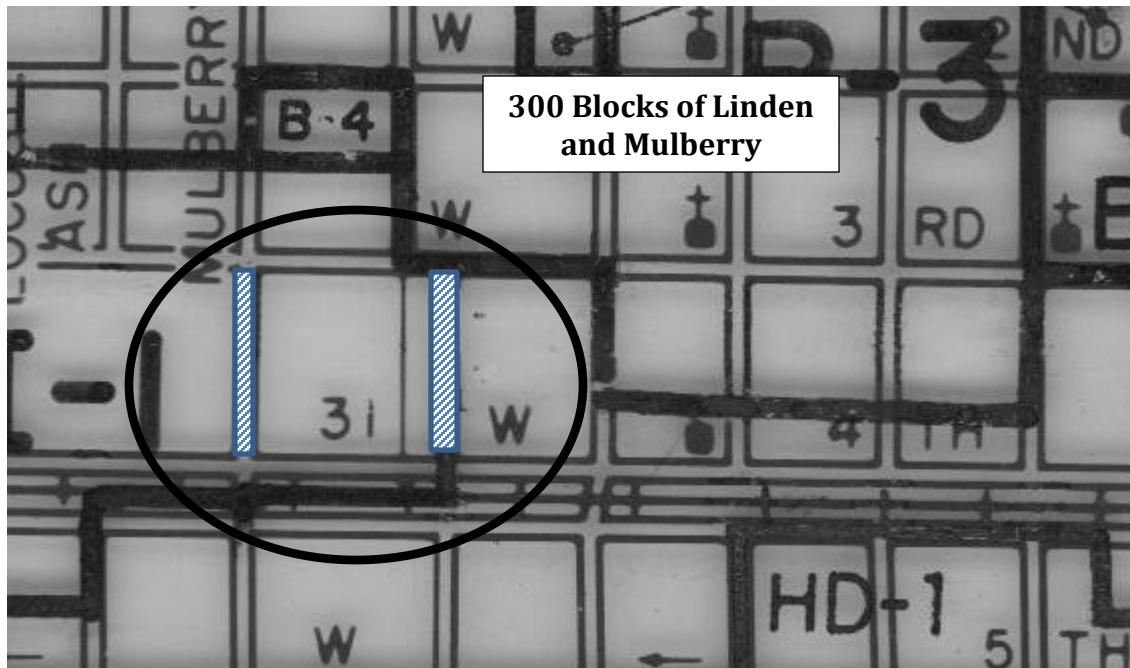
REVIEW COMMENTS

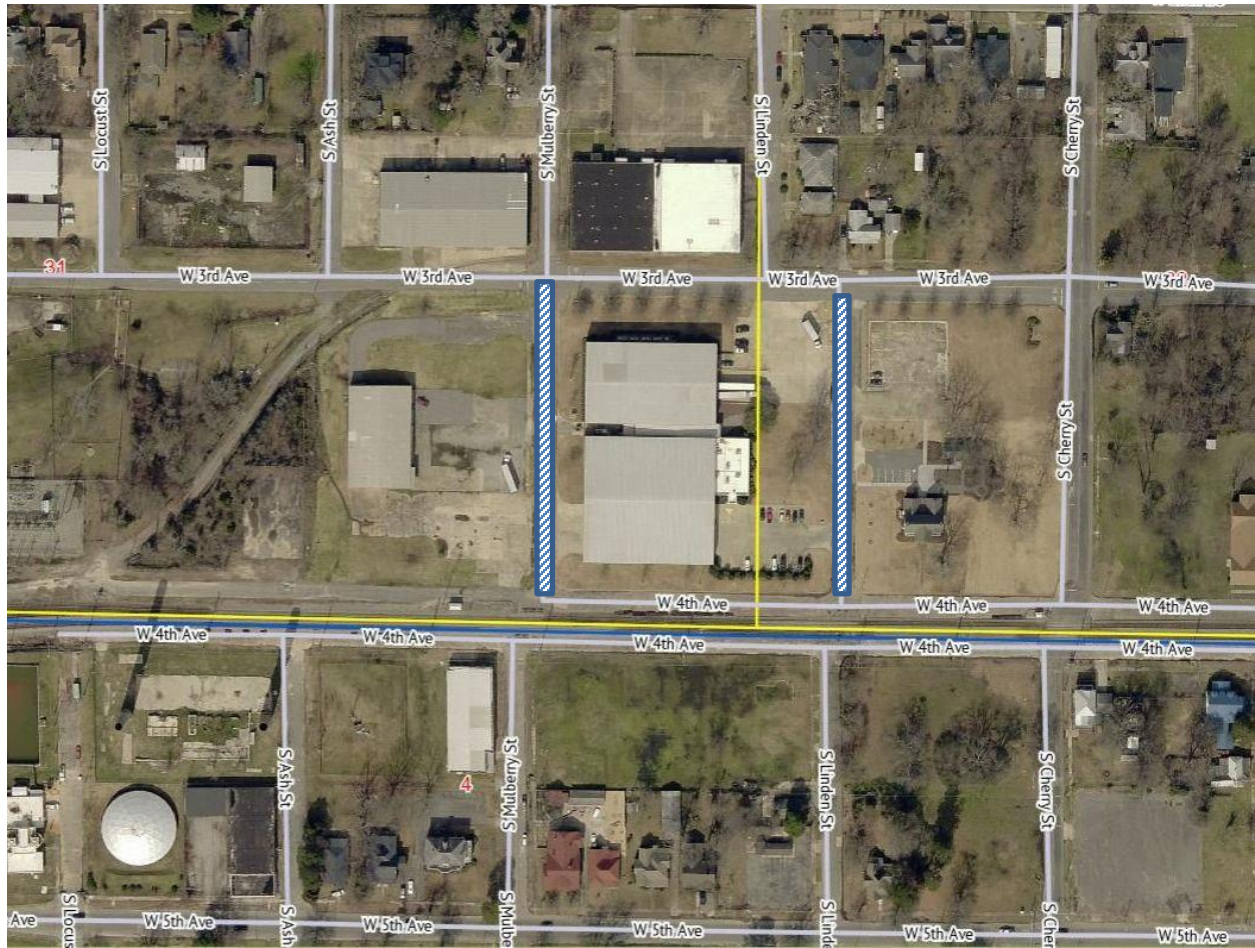
Applicant requests that the 300 Blocks of Linden and Mulberry be closed and vacated. The two streets run 1 block length from 3rd Avenue through the M.K. Distributor campus and end at 4th Avenue. Barricades are placed along the railroad tracks preventing a continuous road and utility access.

Long range transportation plans do not indicate additional street development in the area. Wastewater utility has a sewer line running east and west across Linden Street and would require an easement. The Fire Marshall is in opposition to the request pending additional information about future development.

RECOMMENDATION

Staff recommends approval as long as Fire Department regulations are met. A utility easement on Linden Street must be retained per Wastewater Utility.







View north up Linden from 4th Avenue



View south down Linden



View north up Mulberry from 4th



View south down Mulberry

STREET CLOSING

OLD BUSINESS

AGENDA ITEM #1

300 BLOCKS OF LINDEN AND MULBERRY STREETS

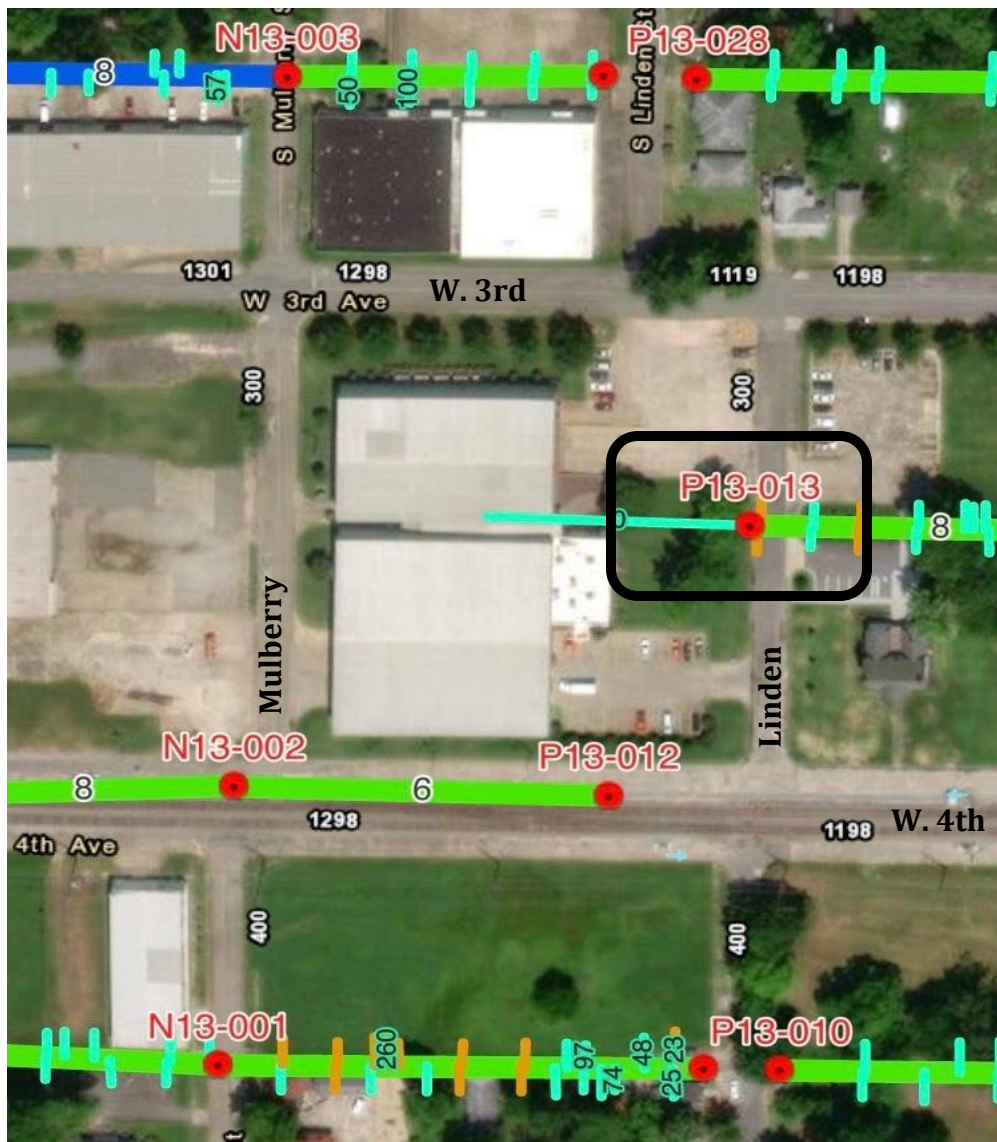
NOVEMBER 30TH, 2021



Mulberry at 4th



Linden at 4th



Wastewater Line Map

**RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION**

SUBJECT: Street closing request to close the 300 block of Linden and Mulberry Streets located between W. 3rd and W. 4th Avenues.

APPLICANT: M.K. Distributers

ZONING AND LAND USES: I-3, Industrial

ZONING:	North:	R-3, Residential I-3, Industrial	LAND USE:	North:	Vacant / SF Residential
	South:	I-3, Industrial		South:	Railroad
	East:	I-3, Industrial		East:	Historic House / Commercial
	West:	I-3, Industrial		West:	Commercial / Industrial

PLANNING COMMISSION HISTORY – Street/Alley Closings

None in area

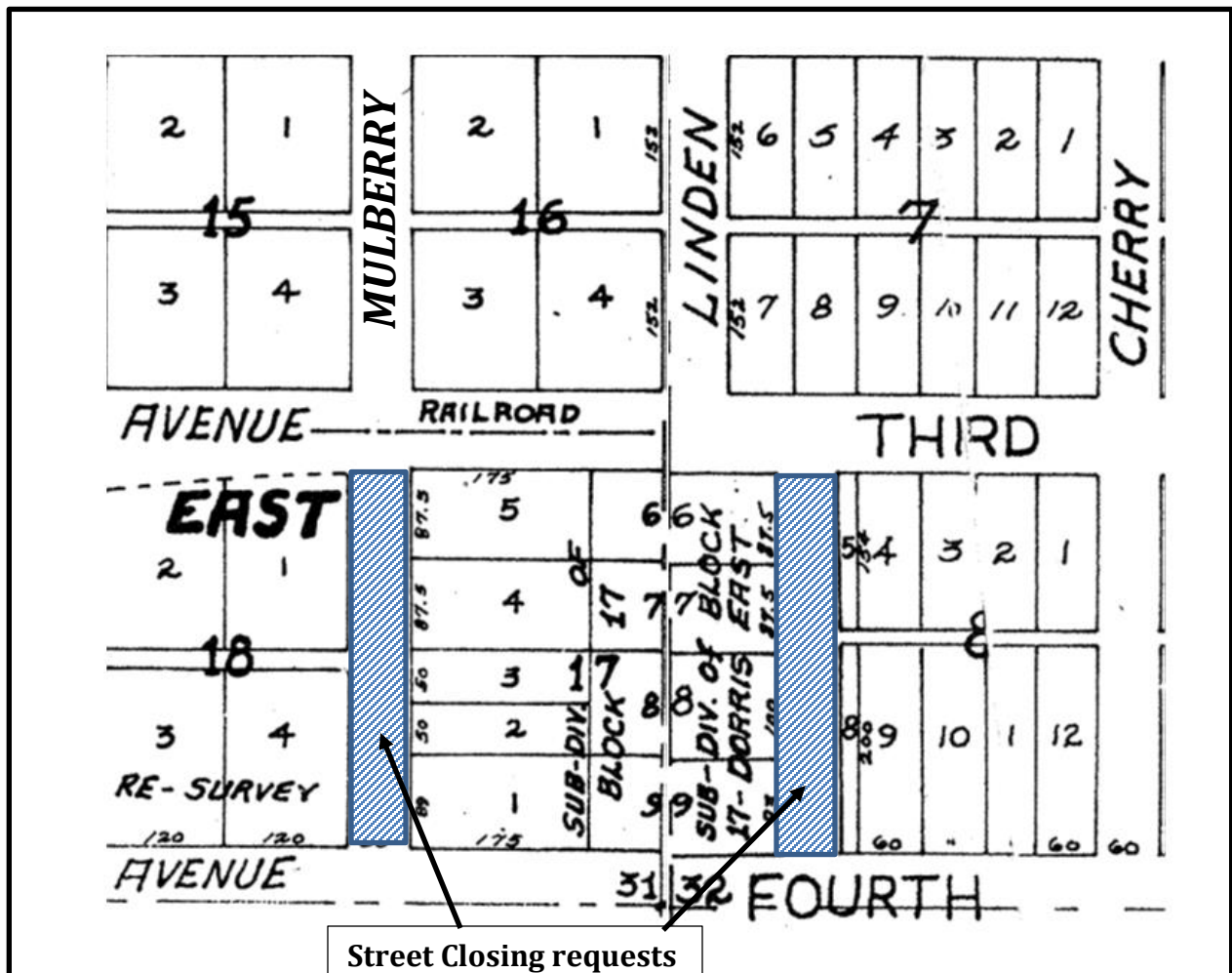
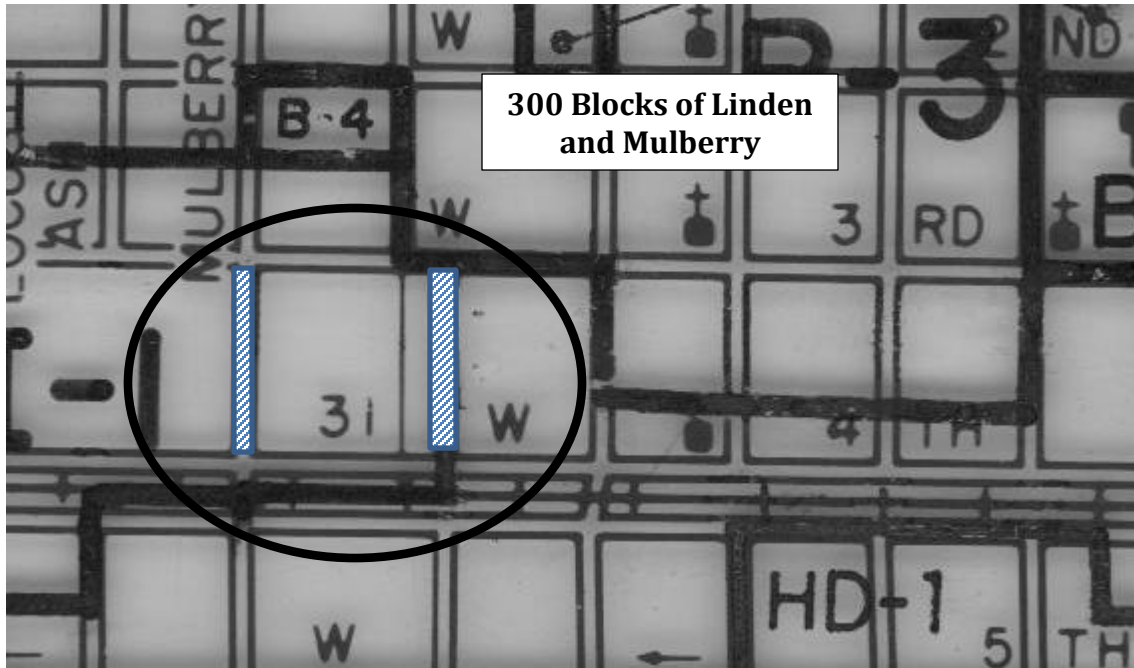
REVIEW COMMENTS

Applicant requests that the 300 Blocks of Linden and Mulberry be closed and vacated. The two streets run 1 block length from 3rd Avenue through the M.K. Distributor campus and end at 4th Avenue. Barricades are placed along the railroad tracks preventing a continuous road and utility access.

Long range transportation plans do not indicate additional street development in the area. Wastewater utility has a sewer line running east and west across Linden Street and would require an easement. The Fire Marshall is in opposition to the request pending additional information about future development.

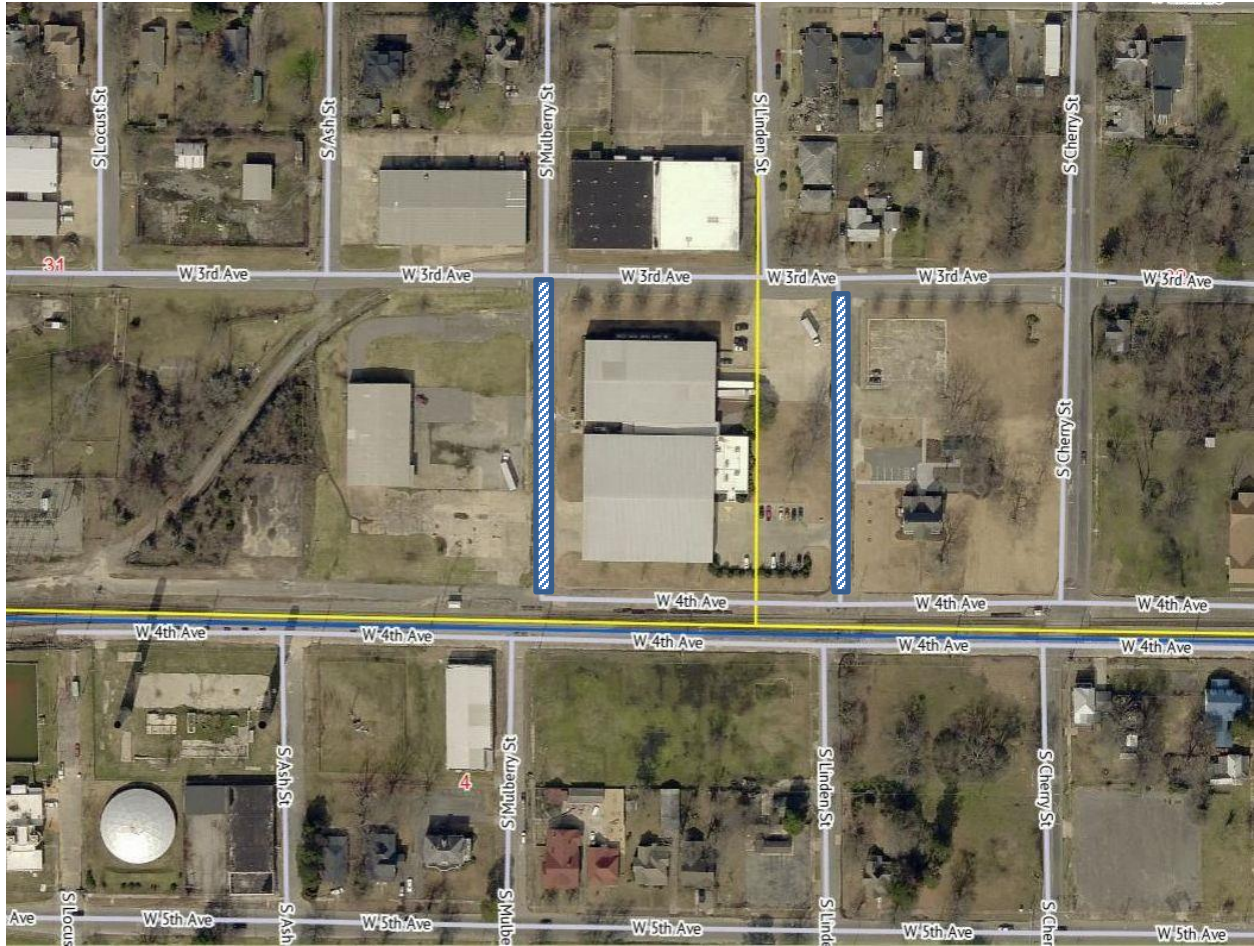
RECOMMENDATION

Staff recommends approval as long as Fire Department regulations are met. A utility easement on Linden Street must be retained per Wastewater Utility.



STREET CLOSING

**AGENDA ITEM #3
300 BLOCKS OF LINDEN AND MULBERRY STREETS
OCTOBER 26TH, 2021**



STREET CLOSING

**AGENDA ITEM #3
300 BLOCKS OF LINDEN AND MULBERRY STREETS
OCTOBER 26TH, 2021**



View north up Linden from 4th Avenue



View south down Linden

STREET CLOSING

**AGENDA ITEM #3
300 BLOCKS OF LINDEN AND MULBERRY STREETS
OCTOBER 26TH, 2021**



View north up Mulberry from 4th



View south down Mulberry

STREET CLOSING

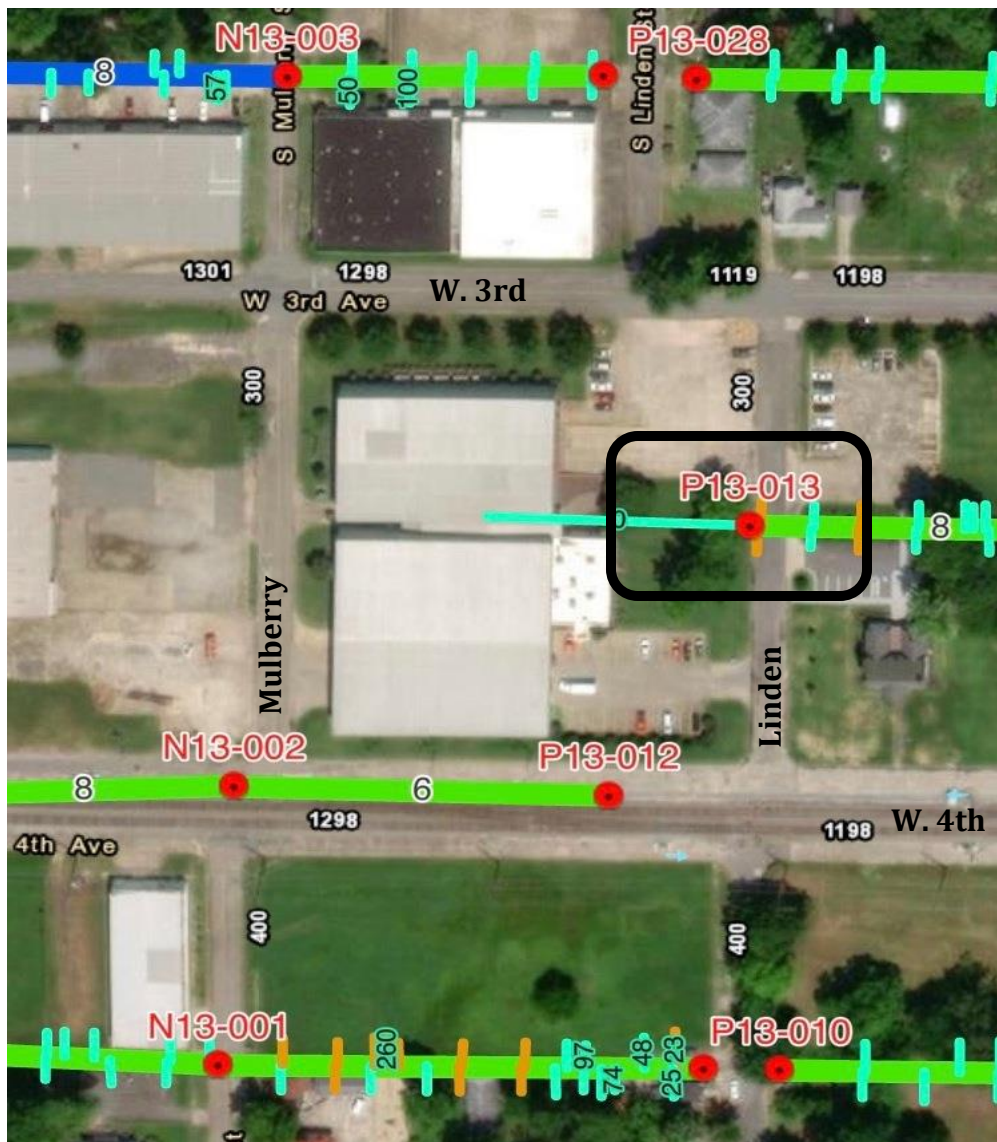
**AGENDA ITEM #3
300 BLOCKS OF LINDEN AND MULBERRY STREETS
OCTOBER 26TH, 2021**



Mulberry at 4th



Linden at 4th



Wastewater Line Map

**RECOMMENDATION
 TO THE
 PINE BLUFF PLANNING COMMISSION**

SUBJECT: Amendment to Chapter 29 of the City Code of Ordinances to address Tiny House inclusion and regulations.

APPLICANT: City of Pine Bluff

ZONING AND LAND USES: General

ZONING:	North:	Multiple zones	LAND USE:	North:	Multiple Uses
	South:	Multiple zones		South:	Multiple Uses
	East:	Multiple zones		East:	Multiple Uses
	West:	Multiple zones		West:	Multiple Uses

REVIEW COMMENTS

The Planning Commission has held several discussions regarding inclusion of Tiny Houses in the Zoning code. A committee of Commissioners met and created a list of items to be included in the Ordinance.

A **Tiny House** is considered a Dwelling that is 400 square feet in floor area or less, excluding lofts. While we are **defining** words let us look at a few more... A Dwelling is intended to be used and occupied for living purposes.



The few city codes regulating Tiny Houses have more to do with Building Code verses Zoning codes. Does there exist a need to address tiny houses in our current code? Currently the R-1 through R-3 sections of the code have a minimum size that appears incomplete. It states,

AGENDA ITEM #2
AMENDMENT TO CHAPTER 29 REGARDING TINY HOUSES
NOVEMBER 30th, 2021

“Dimensions. Each structure shall have minimum width dimension of twenty (20) feet and shall be finished on a permanent foundation. More than one (1) modular unit may be joined and considered one (1) structure providing that joints are completely sealed in such a manner that they are not visible from the exterior of the structure. This section shall not include storage buildings or other minor accessory structures.

Notice it states minimum width of 20 feet. Could that be 20 x 10 or 20 x 20 (an actual 400 square foot house)? The R-4 section does not have a minimum size regulation; however, do specify mobile / modular home certification.

Currently the zoning code does not address Tiny Homes. Some cities require them to be on permanent foundation. As the top photo shows, they can also be built on trailers and become a modern style mobile home.

At issue would be the effect of placement by location. In a subdivision with 2000 square feet plus homes one tiny house could possibly decrease property values. Especially if it was mobile.

The commission has recently heard one appeal on a storage building being used as a residence. Did they violate zoning laws? Building code laws? Should they be restricted?

What actions are possible and or needed?

- Restriction by zone. Pine Bluff's code is considered an "Inclusionary" code which means if it not listed as a permitted use / Use Permit on Review it is not allowed. Again, Tiny houses are not listed.
- Restriction by size. Including a minimum size by zone such as R-1, minimum 2000 square feet, R-2, minimum 1600 square feet, R-3, minimum 1200 square feet, R-4, minimum 800 square feet (which meets a small mobile home size).
- All done by UPOR?
- Require to be on a slab with those on trailer allowed only in mobile home parks?
- Allow only on-site construction with a slab. Any others would have to be completed and inspected prior to getting a zoning permit or bringing into the city.
- Add building code restriction like those attached?
- There may be other considerations that need to be addressed.

I have yet to find a zoning code that addresses tiny houses; however, the internet is full of discussion on the matter. The liberal states of California, Colorado and Washington seem to be the leaders in this discussion. Some have gone as far as creating Tiny Home Villages.

Staff would like some guidance on how to proceed with this matter. I believe in addressing this, situations that the commission recently ran into may possibly be avoided.

**AGENDA ITEM #2
AMENDMENT TO CHAPTER 29 REGARDING TINY HOUSES
NOVEMBER 30th, 2021**



PROPOSED ORDINANCE FOLLOWS PAGE 3.

RECOMMENDATIONS

Recommend approval.

CITY OF PINE BLUFF, ARKANSAS
CITY COUNCIL

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY OF PINE BLUFF SODE OF ORDINANCES TO ESTABLISH
BUILDING CODES AND A USE CLASSIFICATION FOR “TINY HOUSES” AND FOR RELATED
PURPOSES

1 **WHEREAS**, the language in the Code of Ordinances of the City of Pine Bluff needs
2 updated to reflect appropriate building and zoning code specifications for :Tiny Houses”;

3 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PINE BLUFF,**
4 **ARKANSAS:**

5 Section 29 of the Code or ordinances of the City of Pine Bluff, Arkansas (hereafter called
6 “city code”), is amended as follows:

7 (a). Section 29-2 (Definitions) of the city code is amended to add: ***Tiny Houses*** shall
8 mean a dwelling or structure intended for a dwelling that is four hundred (400) feet or less in
9 floor area excluding lofts. Tiny houses shall meet Building Code as adopted by the City of Pine
10 Bluff. A tiny house on wheels (THOW) , for the purposes of these guidelines shall be towable by
11 a bumper hitch, frame towing hitch or fifth wheel connection and not designed to be moved
12 under its own power. THOW’s for the purpose of this ordinance shall be considered
13 recreational vehicles and therefore only permitted in mobile home and RV parks. Prefabricated
14 structures may be allowed only when conversion from storage building to residence has taken
15 place and been approved by the City of Pine Bluff Inspection and Zoning Offices prior to being
16 placed in the City (building plans shall be submitted of the building showing that the structure
17 complies with building codes. Building code certifications shall be required);

18 (b). Section 29-104(d) amended to add: “(15) Tiny Houses

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(c). Section 29-107 of the city code shall be amended to add:

(d). Tiny House Communities when meeting the intent and requirements of this section.

Section 2. The provisions of this Ordinances are declared severable, and should a provision be held illegal, the remainder continue in force and effect.

Section 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

Section 4. This Ordinance being of a general or permanent nature, the Clerk will cause its publication as required by law.

Section 5. This Ordinance takes effect on the 31st day after its adoption or date of its publication, whichever is later. Any challenge hereto by referendum must be perfected within thirty (30) days of the approval hereof.

PASSED AND APPROVED THIS _____ DAY OF _____, 2022.

APPROVED:

ATTEST:

MAYOR

CITY CLERK

SPONSOR:

APPROVED AS TO FORM:

CITY ATTORNEY

Tiny House community south of Pine Bluff (non-regulated)



**RECOMMENDATION
 TO THE
 PINE BLUFF PLANNING COMMISSION**

SUBJECT: Use Permit on Review to establish a operate a private club for a motorcycle club at 210 Rhinehart Road within a B-3 zone, Commercial zone.

APPLICANT: David Riley

ZONING AND LAND USES: B-3, Highway Commercial

ZONING:	North:	B-3, Highway Commercial	LAND USE:	North:	Commercial
	South:	B-3, Highway Commercial		South:	Commercial
	East:	B-3, Highway Commercial		East:	Ministorage
	West:	B-3, Highway Commercial		West:	Covenant Recovery / Vehicle storage

PLANNING COMMISSION HISTORY

UPOR requests within area:

- 3-30-2021 3009 W. Pullen Allow living quarters as part of ministorage complex (Approved)
- 5-25-2021 3301 W. Pullen Expand vehicle salvage yard (Denied)

REVIEW COMMENTS

Applicant proposes to operate a member only motorcycle club at 210 Rhinehart Road in a B-3, Highway Commercial zone. Under the B-3 section of the code private clubs are required to receive Planning Commission approval. Rhinehart Road is considered a major collector; however, traffic counts in the area are low for this classification.

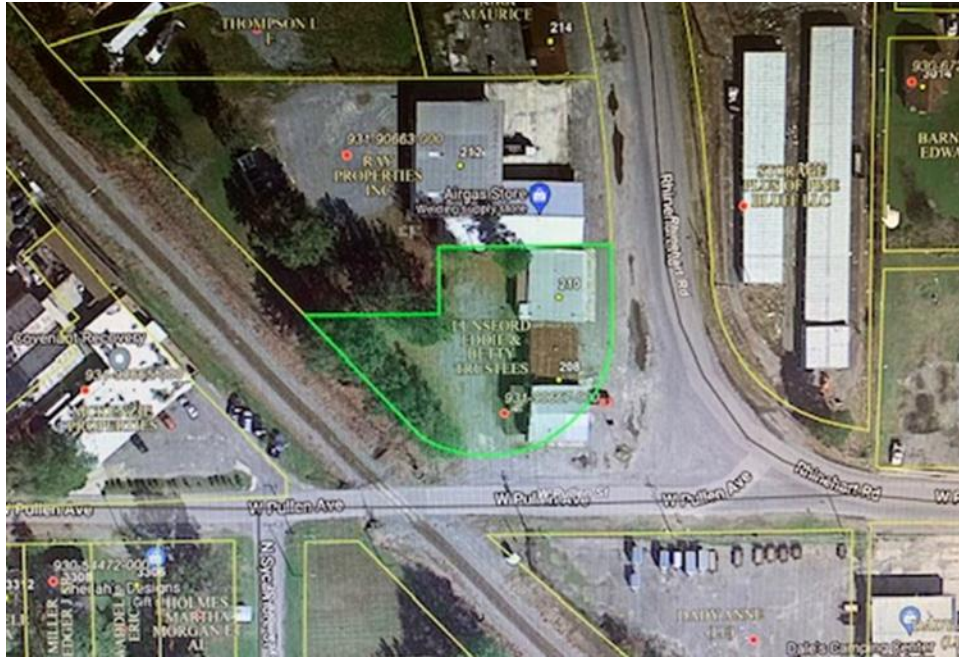
The stated use is to conduct monthly and weekly meetings as well as gatherings. These activities would be considered standard operational uses of a club. Parking is available in the front with additional parking in the rear. A similar request was approved on Camden Road earlier this year. One of the reasons that certain uses require planning commission approval is to ensure compatibility with existing surrounding uses. All uses in the area would be considered compatible with the intended use.

RECOMMENDATION

Staff recommends approval subject to Inspection and Fire Department approval.







Front view 210 Rhinehart



View of front area (looking north)



Rear view of property

ADJACENT USES



South at end of complex



South next door



North next door

Case No. 2021-2044



CITY OF PINE BLUFF, ARKANSAS

Use Permitted on Review (UPOR)

Application

Please fill out this form completely, supplying all necessary information and documentation to support your request. Your application will not be placed on the Planning Commission agenda until this information is provided.

Business or Applicant Name: No Limit Riders Motorcycle Club

Business Location: (address or lot, block, or nearest intersection) 210 Rhinehart Road
Property/Parcel ID No. 931-90667-006

Size of Property (acres): 0.605 Current Zoning: B-3 Ward: 4

Applicant / Business Owner **Property Owner (Must be filled out if different)**

Name: David Riley

Name: Eddie Lunsford

Address: 6907 Rayhan Pine Bluff, AR

Address: 10901 Hwy 270 White Hall, AR 71602

Telephone: (870) 267-3761

Telephone: (870) 297-2040

Email: _____

Email: 794-5510

Fax: _____

Fax: [REDACTED]

Who will run the business? David Riley Number of employees: 10

Number of off-street parking spaces required: _____ Number provided: _____

Are there any special licenses for your business? N/A (explain) _____

Will you require a sign? No

David Riley, Sr.

11/4/21

Applicant / Business Owner Signature

Date

PROPERTY OWNER(S) / AUTHORIZED AGENT CERTIFICATION: I (We), the undersigned, hereby certify under penalty of perjury that I (we) are the owner(s) of the property that is the subject of this application and I (we) have read this application and consent to its filing. (If signed by the authorized agent, a letter from each property owner must be provided indicating that the agent is authorized to act on his/her behalf.)

<u>Eddie Lunsford</u> Signature	<u>11/4/21</u> Date	_____ Signature	_____ Date
<u>Eddie Lunsford</u> Printed Name	_____ Printed Name	_____ Owner	_____ Owner
Owner <input checked="" type="checkbox"/> or Authorized Agent (Check one)	Owner _____ or Authorized Agent (Check one)	Owner _____ or Authorized Agent (Check one)	Owner _____ or Authorized Agent (Check one)

Submission Deadline: _____ Expected Planning Commission Meeting Date: _____

• SEE REVERSE SIDE FOR SUBMISSION REQUIREMENTS •

It is our intention to assist you in making your project a success in a timely manner. Please call if you have any questions or need assistance from the City of Pine Bluff Inspection & Zoning Department, 200 E. 8th Avenue, Pine Bluff, AR 71611 tel: (870)730-2020 fax: (870) 730-2170.

Complete the section below if you have chosen not to type a statement:

1. What is the current or former use of the property?

Members only motorcycle club

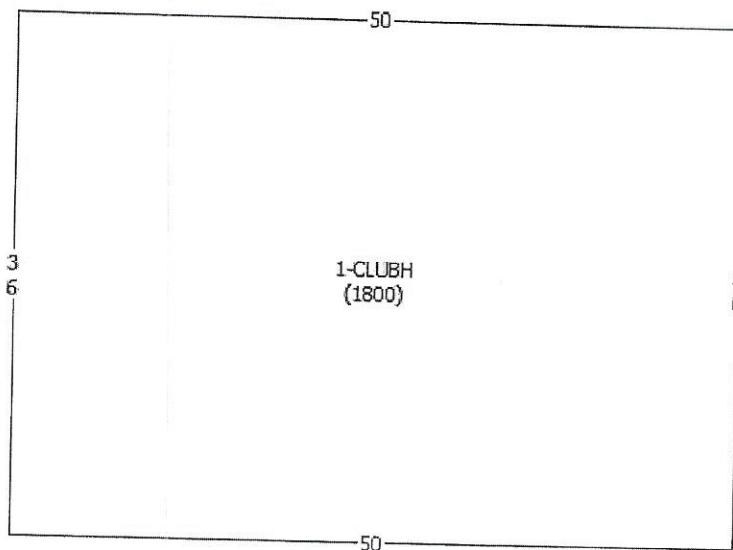
2. What is the proposed use you are requesting?

The facility is used for club meetings and gatherings.

Write a narrative below explaining the reason for your request and describing the proposed use.

The building is currently used as a members-only motorcycle club. We use the facility for club meetings and gatherings. We do not operate as a business.

Sketch



B/S	Occupancy	Area	Perim	Vector
1	CLUBH	1,800	172	AACU36*50

Comments

* 2003: 210 RHINEHART RD WILD HOGG BAR
THIS BLDG ATTACHED TO C RETAIL PREVIOUS SKETCH

inspected: BEW 9/4/2014 Contact: NH
Revisited: Int. Est?:
Entered: BEW 9/15/2014 Sk. File:
Printed: 11/4/2021 Status:



**RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION**

SUBJECT: Use Permit on Review Request (UPOR) by Andrea Cherry to establish a Major Impact Home Occupation Business to allow completion of paperwork and to permit the transfer of firearms purchased from a Federally Licensed provider 1219 E. 9th Avenue within a R-3, Residential district.

APPLICANT: Andrea Cherry

ZONING AND LAND USES: **R-3, Residential**

ZONING:	North:	R-3, Residential	LAND USE:	North:	SF Residential
	South:	R-3, Residential		South:	SF Residential
	East:	R-3, Residential		East:	SF Residential
	West:	R-3, Residential		West:	SF Residential / Condemned

UPOR requests within area:

None in immediate area

REVIEW COMMENTS

Applicant’s request is for a Major Impact Home Occupation in a Residential zone. In the Supplemental section of the Zoning Ordinance there is a definitive discussion of Home Occupation differentiating from:

- No-Impact
- Low impact
- Major Impact

A copy is provided of that section separate from this review.

Major Impact Home Occupations require Planning Commission approval and contrary to Minor Home Occupations allows up to two (2) non-resident employees. In Mrs. Cherry’s application she did not mention any additional employees.

Commission should be aware the primary consideration here is the impact to the residential area and surrounding properties. The ordinance provides 27 performance standards under the home occupations in residential districts. Under those standards staff feels 7 are pertinent to this request. Below are the items staff

feels relate to this application and whether staff deems this application does or can meet the requirements:

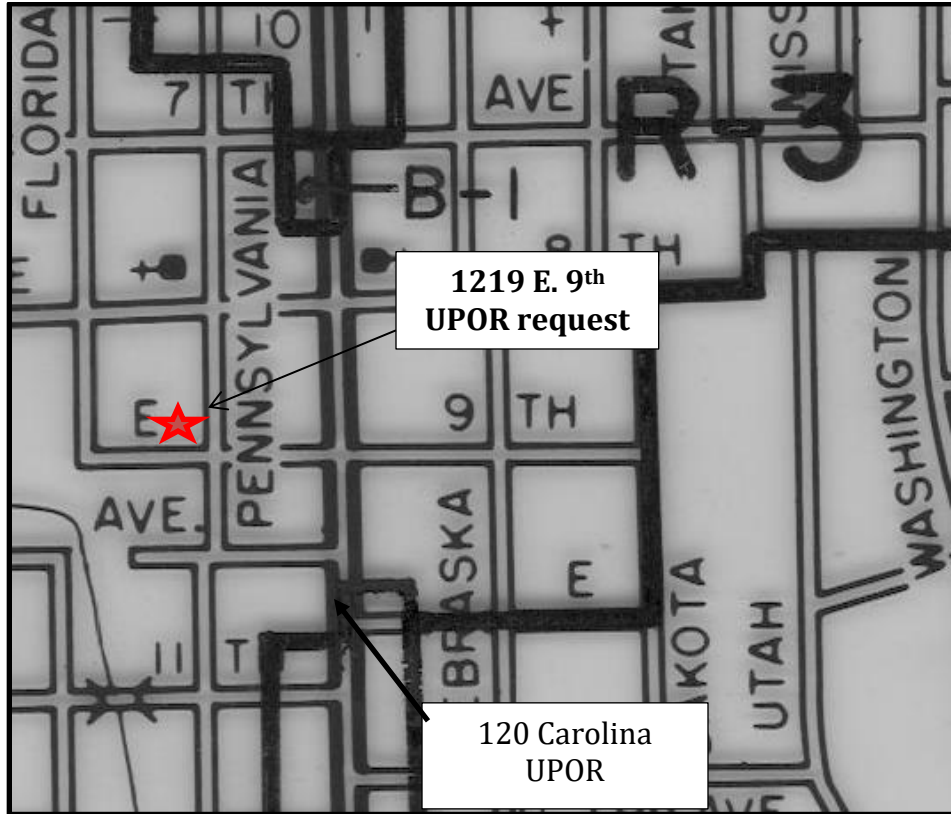
- The use must be clearly incidental and subordinate to its use as a residence - **Yes**
- No exterior display or storage of equipment – **Yes**
- No on-premise advertising – **Yes**
- No pedestrian or vehicular traffic generated by the home business in greater volumes than would normally be expected in residential district – **Yes**
- Deliveries by normal parcel or mail carrier utilizing vehicles commonly used in residential area – **Yes**
- Planning Commission may approve where it is deemed essential or desirable to the public convenience or welfare – **Unsure as to what is meant by convenience**
- Limit on customer visits to residence – **Yes**
- Items prohibited – “Sale of firearms or ammunition” – **The question here is “Sales”. Will the applicant be selling or transferring and does transferring emulate the action of selling?**

On the previous similar application planning staff contacted the Arkansas branch of Alcohol, Tobacco and Firearms to discuss this situation without mention of the applicant or location. A while back and an ATF agent was “Is if this a common occurrence in residential areas?” That answer was that “yes, there are many locations in Arkansas that serve in the same manner.” It was also noted that is why local approval is required and important. A call was made to ATF regarding this specific application; however, at the time of this review confirmation had not been received.

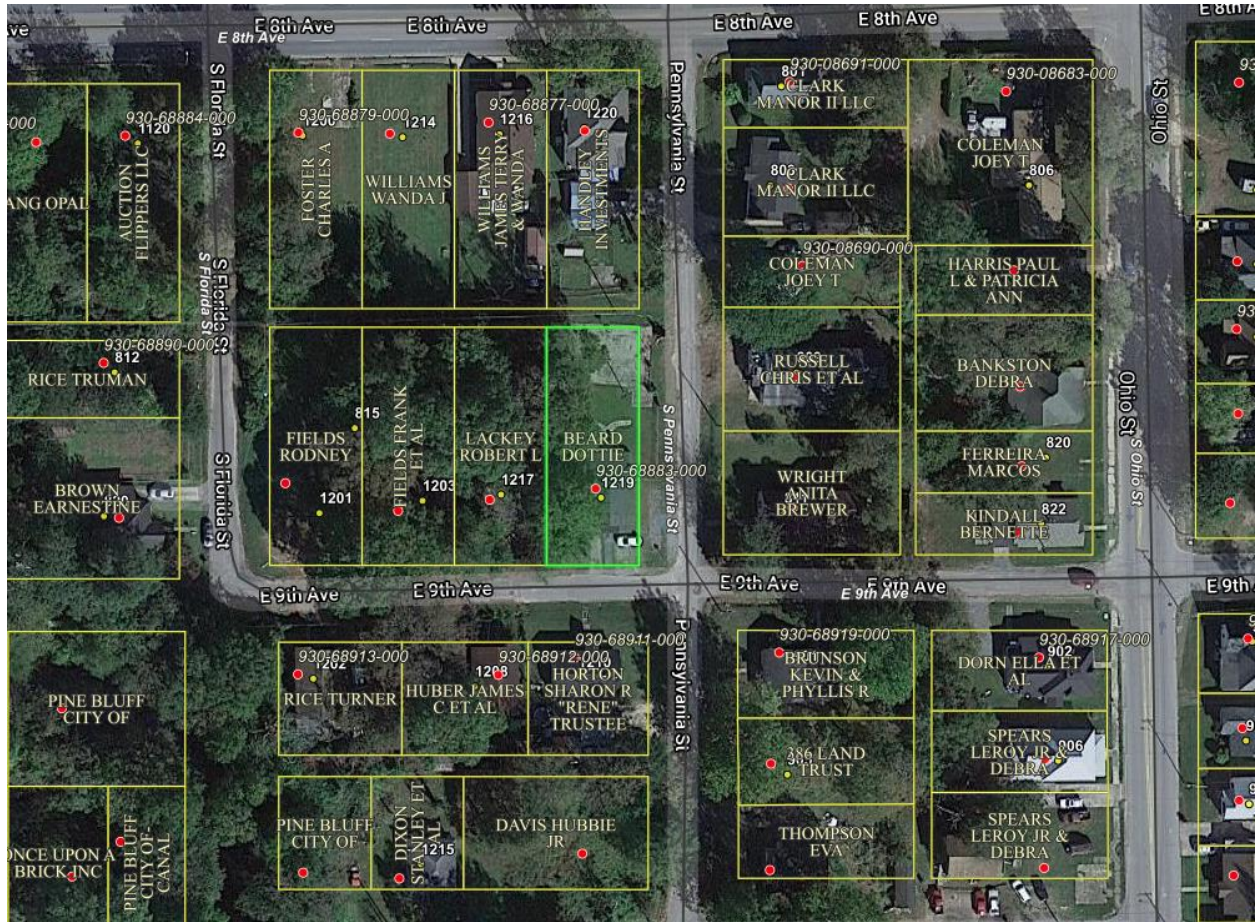
RECOMMENDATION

It is the opinion of the Planning staff that the applicant can meet the requirements above based on her statements in her application; however, staff cannot make a determination as to what constitutes a desirable convenience or benefit to public welfare having this business at this location other than personal convenience.

Staff cannot recommend approval due to the desirable convenience and benefit to public clause. Should the Commission choose to approve it should condition on providing the Zoning Administrator proof of ATF approval and the requirements of the home occupation section of the code.









1219 E. 9th



View west on E. 9th from 1219 E. 9th



View east past 1219 E. 9th



View across Pennsylvania from 1219 E. 9th



CITY OF PINE BLUFF, ARKANSAS

Use Permitted on Review (UPOR)

Application

Please fill out this form completely, supplying all necessary information and documentation to support your request. *Your application will not be placed on the Planning Commission agenda until this information is provided.*

Business or Applicant Name: Left Eye Laser, LLC

Business Location: (address or lot, block, or nearest intersection) 1219 East 9th Avenue
BK 10, Lot 8 Property/Parcel ID No. 930-68883-000

Size of Property (acres): 0.00 Current Zoning: R-3 Ward: 1

Applicant / Business Owner **Property Owner (Must be filled out if different)**

Name: Andrea Cherry Name: Dotie Beard

Address: 1219 E. 9th Avenue
Pine Bluff, AR 71601 Address: 1219 E. 9th Ave
Pine Bluff, AR

Telephone: (870) 550-6462 Telephone: (870) 534-3127

Email: acherry@lefteyelaser.com Email: koollady50@yahoo.com

Fax: (870) 534-3127 (not dedicated) Fax: _____

Who will run the business? Andrea Cherry Number of employees: 1

Number of off-street parking spaces required: _____ Number provided: _____

Are there any special licenses for your business? yes (explain) Requires Federal Firearms
License from ATF Will you require a sign? No

Andrea C. Cherry 10/10/2021
Applicant / Business Owner Signature Date

PROPERTY OWNER(S) / AUTHORIZED AGENT CERTIFICATION: I (We), the undersigned, hereby certify under penalty of perjury that I (we) are the owner(s) of the property that is the subject of this application and I (we) have read this application and consent to its filing. (If signed by the authorized agent, a letter from each property owner must be provided indicating that the agent is authorized to act on his/her behalf.)

<u>Dotie Delores Beard</u> <u>10/10/21</u> Signature Date <u>Dotie Delores Beard</u> Printed Name Owner <input checked="" type="checkbox"/> or Authorized Agent _____ (Check one)	_____ Signature Date _____ Printed Name Owner _____ or Authorized Agent _____ (Check one)
---	---

Submission Deadline: _____ Expected Planning Commission Meeting Date: _____

• SEE REVERSE SIDE FOR SUBMISSION REQUIREMENTS •

It is our intention to assist you in making your project a success in a timely manner. Please call if you have any questions or need assistance from the City of Pine Bluff Inspection & Zoning Department, 200 E. 8th Avenue, Pine Bluff, AR 71611 tel: (870)730-2020 fax: (870) 730-2170.

Complete the section below if you have chosen not to type a statement:

1. What is the current or former use of the property?

Single-family, Residential property in which a home office is operated.

2. What is the proposed use you are requesting?

Occasional firearms sales.

Write a narrative below explaining the reason for your request and describing the proposed use.

Recently, I became licensed to conduct firearms training courses. Subsequent to my encounters with students who often inquire about firearms options and choices and concealment options, I decided that I would obtain my FFL (Federal Firearms License) in order to more easily assist those who inquire.

I intend to offer the sale of firearms to those whom I encounter incidental to my training classes.

Therefore, a student/client may occasionally visit my home for the purpose of completing the required forms and paperwork to legally transfer a firearm.

Jefferson County Report

Property Owner

Name: BEARD DOTTIE
Mailing Address: 1219 E 9TH AVE
PINE BLUFF, AR 71601
Type: (R) Res. Improv.
Tax District: (031) 3 PINE BLUFF
Millage Rate: 61.30

Property Information

Physical Address: 1219 E 9TH AVE
Subdivision: WHITE DREW SURVEY #2
Block/Lot: #10 / 008
S-T-R: 10-06-09
Size (Acres): N/A
Legal: BLK 10, LOT 8

Market and Assessed Values

	Estimated Market Value	Full Assessed (20% Market Value)	Taxable Value
Land	2,500	500	500
Building	17,850	3,570	2,946
Totals	20,350	4,070	3,446

Taxes

Estimated Taxes: 0
Homestead Credit: 202
Status: (O) - Owner/Occ
Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.

Special Assessments

Assessment	Tax Amount
HARDING DRAIN IMP. DISTR.	\$5.23
Total	\$5.23

Note: Due to rounding errors, please contact the Tax Collector for the exact amount. ☎ 870-541-5313

Land

Land Use	Size	Units
60 X 154	1.000	House Lot
Total	1.00	

Deed Transfers

Deed Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
11/25/1997	642	735	SP	N/A	N/A	BEARD DOTTIE	N/A	N/A
10/6/1982	477	169	N/A	N/A	N/A	RUSSELL N/A C	N/A	N/A

Details for Residential Card 1

Occupancy	Story	Construction	Total Liv	Grade	Age	Year Built	Condition	Beds
Single Family	ONE	Frame Siding Std.	1204	5-10	30	1994	Average	N/A

Exterior Wall: VINYL
Foundation: Closed Piers
Floor Struct: Wood with subfloor
Floor Cover: Linoleum
Insulation: Ceilings
Roof Cover: Asphalt Shingle
Roof type: Gable
Plumbing: Full-2 Half; N/A
Fireplace: Type: N/A Qty: 0
Heat/Cool: Central
Basement: N/A
Basement Area: N/A
Year Remodeled: N/A
Style: N/A



Base Structure

Item	Label	Description	Area
A	MN	Main Living Area	1204
B	GEP	Porch glass enclosed	159

Outbuildings and Yard Improvements

Item	Type	Size / Dim	Unit Mult.	Quality	Age
Concrete walk	N/A	4 x 20	N/A	N/A	N/A
Fence, chain link 4'	N/A	100	N/A	N/A	N/A
Fence, chain link 6'	N/A	100	N/A	N/A	N/A

Real Property Print Friendly

Item	Type	Size / Dim	Unit Multi.	Quality	Age
Concrete slab, reinforced	N/A	10 x 12	N/A	N/A	N/A
Concrete slab, reinforced	N/A	40 x 40	N/A	N/A	N/A
Concrete walk	N/A	4 x 52	N/A	N/A	N/A
Storage/utility bldg, metal	N/A	8 x 10	N/A	N/A	N/A
Storage/utility bldg, frame	N/A	8 x 12	N/A	N/A	N/A

Reappraisal Value History

Tax Year	Total Value	Total Assessed
2020	20,350.00	3,302.00
2019	20,350.00	3,158.00
2018	20,350.00	3,014.00
2017	14,350.00	2,870.00
2016	14,350.00	2,870.00
2015	14,350.00	2,870.00

Not a Legal Document

Subject to terms and conditions
www.actDataScout.com

Home occupation shall mean an occupation conducted in a dwelling unit, provided that:

(1) No persons other than members of the family residing on the premises shall be engaged in such occupation.

(2) The use of the dwelling unit of the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants and not more than twenty-five (25) percent of the floor area of the dwelling unit shall be used in the conduct of the home occupation.

(3) There shall be no exterior display, no exterior sign (except one (1) sign not exceeding one (1) square foot in area, nonilluminated and mounted flat against the wall of the principal building), no exterior storage of materials and no other exterior indication of the home occupation nor variation from the residential character of the principal building.

(4) No home occupation shall be conducted in an accessory building.

(5) No commodity shall be sold on the premises that is not created on the premises, provided, however, this section shall not be construed to prohibit temporary storing of goods sold on a door-to-door basis.

(6) No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall be met off the street and other than in a required front yard.

(7) No equipment or process shall be used in such home occupation which creates undue or offensive noise, vibration, glare, fumes, odor, or electrical interference detectable to the normal senses off the lot, if the occupation is conducted in a single-family residence, or outside the dwelling unit if conducted in other than a single-family residence.

(8) A petition bearing the signatures and approval of seventy-five (75) percent of the property owners within a one-hundred-foot radius of the subject property, excluding streets, must be filed with the zoning administrator prior to the issuance of a home occupation permit. Those parties not signing this petition must be notified of the proposed home occupation by certified mail. A copy of the letter with the certified postal receipt attached must be submitted with the petition.

(9) After a home occupation permit is issued, any property owner within three hundred (300) feet of the property where the home occupation is being conducted may file a petition with the zoning official requesting an investigation of the home occupation. If the zoning official determines that the home occupation is being conducted contrary to the facts stated in the original application or contrary to any laws or regulations of the city or the state or their regulatory boards, or that there has been a substantial change in circumstances since the granting of the permit to the residential character of the neighborhood, he shall immediately

revoke the home occupation permit. The investigation shall be completed and written notice of the decision of the zoning official shall be mailed to the petitioner and the home occupation operator within thirty (30) days of the date the petition is filed.

(10) A physician, surgeon, dentist, lawyer, clergyman, or other professional person for consultation or emergency treatment infrequently may use his home. But a home occupation shall not include the general practice of his profession. A "home occupation" shall not be construed to include the teaching of music, dancing and other instructions for more than one (1) pupil at a time; clinics or hospitals; tearooms or restaurants; tourist homes; commercial stables, or convalescent or nursing homes, or other similar uses.

**RECOMMENDATION
 TO THE
 PINE BLUFF PLANNING COMMISSION**

SUBJECT: Use Permit on Review Request (UPOR) by Fayda Meredith to Operate a Family Home Day Care at 10 Mockingbird Lane in her residence. The property is zoned R-1, Residential.

APPLICANT: Fayda Meredith

ZONING AND LAND USES: **R-1, Residential**

ZONING:	North:	R-1, Residential	LAND USE:	North:	SF Residential
	South:	Residential Multifamily 21		South:	Multifamily (Apts)
	East:	B-1, Neighborhood Bus.		East:	SF Residential
	West:	R-1, Residential		West:	SF Residential

UPOR requests within area:

None in immediate area

REVIEW COMMENTS

Applicants request approval to operate a family home day care at her residence at 10 Mockingbird Lane. City code allows a day care family home as a Use Permit on Review. The location is zoned R-1, Residential and is located along the outside of a curve. There are twenty-four residences that front Mockingbird and would use it as an access road. The day care family home section lists seven requirements:

1. Must be full time residence of caregiver
2. Must be a single-family home
3. The number of children that can be kept will be based on two hundred square feet per child of heated and cooled space
4. Minimum lot width must be sixty feet
5. A minimum of six hundred square feet of hard surfaced parking must be provided with a minimum of eighteen feet of frontage
6. The building must conform to all applicable building and fire codes as well as Department of Human Services regulations
7. A fenced play area of seventy square feet per child is required

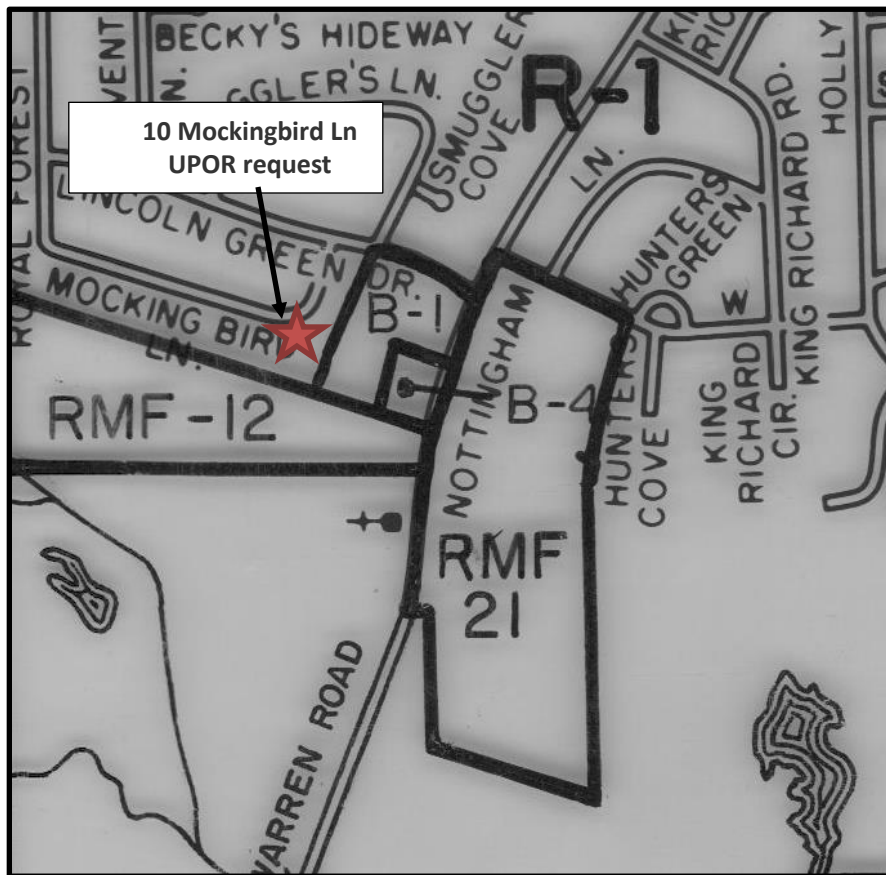
Based on requirement number 3 the number of children allowed to be cared for would be limited to eight children (square footage of 1695 heat and cooled). Requirements 1,2,4,5 are met. Staff noted that there was a fenced area but was unable to determine square footage. Earlier it was mentioned that the residence was in a curve and that twenty-four residences use Mockingbird

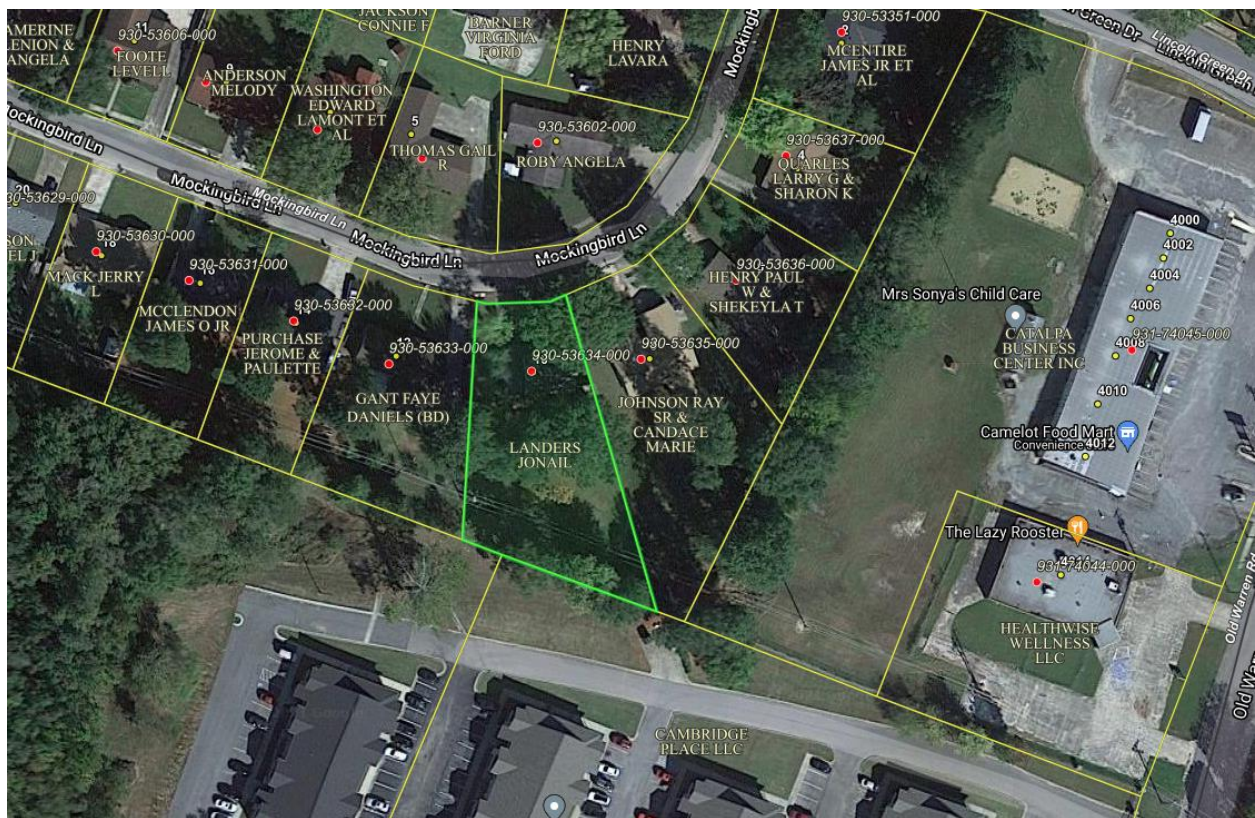
Lane as their primary access. This was draw attention to the fact that depending on drop off and pick up times congestion could be created.

RECOMMENDATION

Staff recommends approval with the following conditions:

1. Number of children cared for limited to eight
2. Meeting Fire Department, Inspection Department and Department of Human Services approval
3. Adequate fence play area is met, and
4. Should congestion be a problem due to this day care the Commission reserves the right to review, modify or rescind the approval.





UPOR

**AGENDA ITEM #5
10 MOCKINGBIRD LANE
NOVEMBER 30TH, 2021**







Day care family home shall mean a day care facility keeping from five (5) to a maximum of ten (10) children excluding the care giver's own children and is a use permitted on review in R-1, R-2, R-3, R-4, R-MF, A-R, and R-B zones if established in accordance with this subsection.

In addition to any other conditions that may be placed upon a day care family home because of the UPOR process, a day care family home must conform to the following standards:

1. It must be the full-time residence of the caregiver.
2. Said residence must be a single-family home. Day care family homes are not permitted in duplex units or apartment units, and cannot be in structures specifically excluded by the Arkansas Department of Human Services for use as day care registered homes or day care family homes.
3. The number of children, excluding the care giver's own children, which can be kept will be based on the rate of two hundred (200) square feet in gross heated and cooled area for each child being cared for not to exceed ten (10) children.
4. The lot on which a day care family Home is to be operated at must be a minimum of sixty (60) feet in width.
5. A minimum of six hundred (600) square feet of hard-surface parking (asphalt or concrete) with a minimum width of eighteen (18) feet continuous to the street must be provided.
6. The residence must conform to all applicable building and fire regulations and must be licensed by the Arkansas Department of Human Services.
7. A fenced play area conforming to the standard of seventy-five (75) square feet in area per child must be provided.

All day care facilities conducted in family homes that do not have a valid city license and zoning permit as of the date of effectiveness of this ordinance shall meet the requirements listed above and obtain a city license within thirty (30) days of passage of this subsection, except that UPOR approval is not required.

All day care facilities conducted in family homes licensed by the City of Pine Bluff and by the Department of Human Services as of the date of effectiveness of this ordinance shall "not be required to" meet the requirements listed above.

All day care facilities conducted in family homes as of the date of effectiveness of this ordinance that subsequently cease to operate cannot again operate without meeting all requirements of this subsection.

Case No. 2021-2009



CITY OF PINE BLUFF, ARKANSAS
Use Permitted on Review (UPOR)
Application

Please fill out this form completely, supplying all necessary information and documentation to support your request. Your application will not be placed on the Planning Commission agenda until this information is provided.

Business or Applicant Name: Hope & Faith Learning Center

Business Location: (address or lot, block, or nearest intersection) 10 Mockingbird Lane
Pine Bluff, AR 71603 Property/Parcel ID No. _____
Size of Property (acres): 16.95 .46 acres Current Zoning: Residential 1 Ward: 3

<u>Applicant / Business Owner</u>		<u>Property Owner (Must be filled out if different)</u>	
Name: <u>Faydra Meredith</u>	Address: <u>10 Mockingbird Lane</u>	Name: <u>Jonai Landers</u>	Address: <u>1603 Bell St</u>
Telephone: <u>870-794-5966</u>	Telephone: <u>870-692-9613</u>	Telephone: _____	Telephone: _____
Email: <u>hopeandfaithlearningcenter@yahoo.com</u>	Email: <u>jonailanders56@gmail.com</u>	Email: _____	Email: _____
Fax: _____	Fax: _____	Fax: _____	Fax: _____

Who will run the business? Faydra Meredith Number of employees: _____
Number of off-street parking spaces required: 0 Number provided: _____
Are there any special licenses for your business? yes (explain) _____
Childcare license thru DHS Will you require a sign? _____

Faydra Meredith 10/26/2021
Applicant / Business Owner Signature Date

PROPERTY OWNER(S) / AUTHORIZED AGENT CERTIFICATION: I (We), the undersigned, hereby certify under penalty of perjury that I (we) are the owner(s) of the property that is the subject of this application and I (we) have read this application and consent to its filing. (If signed by the authorized agent, a letter from each property owner must be provided indicating that the agent is authorized to act on his/her behalf.)

<u>Jonai Landers</u> <u>10/26/2021</u> Signature Date	_____ Signature Date
<u>Jonai Landers</u> Printed Name	_____ Printed Name
Owner <input checked="" type="checkbox"/> or Authorized Agent _____ (Check one)	Owner _____ or Authorized Agent _____ (Check one)

Submission Deadline: _____ Expected Planning Commission Meeting Date: _____

SEE REVERSE SIDE FOR SUBMISSION REQUIREMENTS

It is our intention to assist you in making your project a success in a timely manner. Please call if you have any questions or need assistance from the City of Pine Bluff Inspection & Zoning Department, 200 E. 8th Avenue, Pine Bluff, AR 71611 tel: (870)730-2020 fax: (870) 730-2170.

Complete the section below if you have chosen not to type a statement:

1. What is the current or former use of the property?

This property is currently being used as a residential property.

2. What is the proposed use you are requesting?

Two room will be used for a Family Home Daycare.

Write a narrative below explaining the reason for your request and describing the proposed use.

I am requesting permission to own and operate a Family Home Daycare licensed by the state of Arkansas. I am planning to serve ages 1-5 year olds. It is my intention to provide a quality learning environment in a safe, sanitized, home environment. I will provide service to 10 children max.

Ownership Description

Name: LANDERS JONAIL
 1603 BELL ST
 PINE BLUFF AR 71601
 Subd.: ROBI80 ROBIN HOOD SOUTH ADD
 S-T-R: 20-06-09 Acres:
 T.D.: 031 3 PINE BLUFF
 Location: 10 MOCKINGBIRD LN
 Legal: LOT 33

Type: RI Res. Impr
 Taxable: N Notallow
 Neigh: ROBI80
 Owner: 436526
 Status: Tax Status:
 Block: Lot: 033

City: PINE BLUFF
 Map:
 Old PID:

Assessment Summary

Year	2018	20%	2013	20%
Land	9,000	1,800	9,000	1,800
Bldgs	70,800	14,160	75,500	15,100
Total	79,800	15,960	84,500	16,900

Review Record

Date	By	Reason	Land	Buildings	Total
6/29/2018	SDH	RA	9,000	70,800	79,800
7/1/2013	SDH	RA	9,000	75,500	84,500
6/25/2008	RCP	RA	9,000	85,000	94,000
6/12/2003		RA	9,000	65,650	74,650
5/24/2000		RA	9,000	58,850	67,850
1/1/1996			9,250	54,400	63,650

Building Permit Record

Date	Amount	Purpose	Note
2/26/2018			2/26/18 CAM NEW WINDOWS & GARAGE DOOR 2018

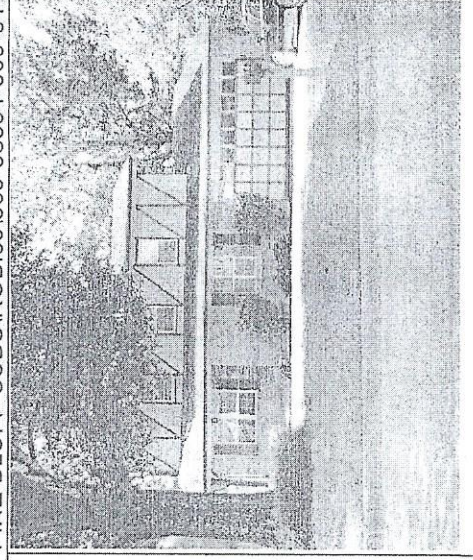
Ownership Record

Date	Book	Page/Inst#	Amount	Type	Grantee
9/3/1998	697	226	74,000	WD	LANDERS JONAIL
2/20/1996	662	484		WD	LOFTON JOHN C & WF
9/28/1993	636	419	72,000		LOFTON BARBARA ALEXANDER
5/1/1973	422	693			DANDENEAU DENIS J & WF

Land Record

Sub PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1	%	Adj2	%	Value	NC	HS
HL	1.000		1.000		.000			9000.00				9,000		
			0.000					0.00				70 X 196.9		

PINE BLUFF SUBS(ROBI80)930-56334-000-01-21



Jefferson County Report

Property Owner

Name:	LANDERS JONAIL
Mailing Address:	1603 BELL ST PINE BLUFF, AR 71601
Type:	(RI) Res. Improv.
Tax District:	(031) 3 PINE BLUFF
Millage Rate:	61.30

Property Information

Physical Address:	10 MOCKINGBIRD LN
Subdivision:	ROBIN HOOD SOUTH ADD
Block/Lot:	N/A / 033
S-T-R:	20-06-09
Size (Acres):	N/A
Legal:	LOT 33

Market and Assessed Values

	Estimated Market Value	Full Assessed (20% Market Value)	Taxable Value
Land	9,000	1,800	1,800
Building	70,800	14,160	14,160
Totals	79,800	15,960	15,960

Taxes

Estimated Taxes:	978
Homestead Credit:	0
Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.	
Status: (N) - No Adj	

Land

Land Use	Size	Units
70 X 196.9	1.000	House Lot
Total	1.00	

Deed Transfers

Deed Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
9/3/1998	697	226	Warr. Deed	244.20	\$74,000	LANDERS JONAIL	Not Open Market	Improved
2/20/1996	662	484	Warr. Deed	N/A	N/A	LOFTON JOHN C & WF	N/A	N/A
9/28/1993	636	419	N/A	237.60	\$72,000	LOFTON BARBARA ALEXANDER	N/A	N/A
5/1/1973	422	693	N/A	N/A	N/A	DANDENEAU DENIS J & WF	N/A	N/A

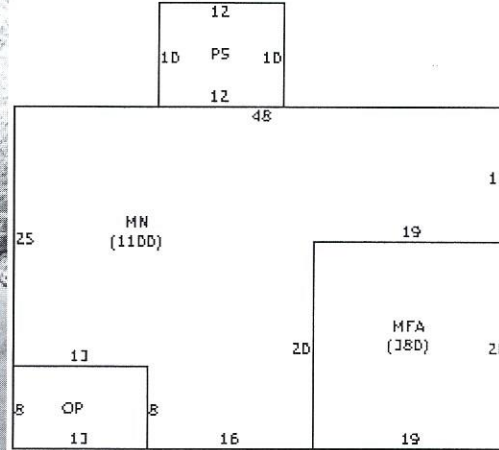
Details for Residential Card 1

Occupancy	Story	Construction	Total Liv	Grade	Age	Year Built	Condition	Beds
Single Family	ONE+	Masonry & Frame	1695	4+5	25	1974	Average	N/A

Exterior Wall:	BRK/FRM	Plumbing:	Full: 2 Half: N/A
Foundation:	Slab	Fireplace:	Type: 1s Sgl. Qty: 1
Floor Struct:	ElevSlab	Heat/Cool:	Central
Floor Cover:	Carpet & Tile	Basement:	N/A
Insulation:	Ceilings Walls	Basement Area:	N/A
Roof Cover:	Asphalt Shingle	Year Remodeled:	N/A
Roof type:	Gable	Style:	N/A



DataScout, LLC



Base Structure

Item	Label	Description	Area
A	MN	Main Living Area	1100
B	OP	Porch, open	104
C	MFA	Garage - masonry finished, att	380
D	PS	Patio slab	120
E	1+	1+, Upper Level	595

Outbuildings and Yard Improvements

Item	Type	Size / Dim	Unit Multi.	Quality	Age
Concrete walk	N/A	3 x 20	N/A	N/A	N/A
Driveway, concrete	N/A	16 x 40	N/A	N/A	N/A
Outbuilding, metal	N/A	N/A	N/A	N/A	N/A
Utility Bldg, Avg, Std Class	N/A	16 x 32	N/A	N/A	1974
Fence, wood 6'	N/A	20	N/A	N/A	N/A

Reappraisal Value History

**RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION**

SUBJECT: Rezoning request by Jonathon Cleveland to rezone property in the 6100 block of Middle Warren Road from R-1, Residential to R-4, Residential (parcel # 931-82204-000).

APPLICANT: Jonathon Cleveland

ZONING AND LAND USES: R-1, Residential

ZONING:	North:	R-1, Residential	LAND USE:	North:	SF Residential houses
	South:	R-1, Residential		South:	SF Residential houses
	East:	R-1, Residential		East:	Vacant / SF Residential
	West:	R-1, Residential		West:	Wooded / SF Residential

PLANNING COMMISSION HISTORY

Rezoning requests within area

7-7-2021 5500 Block of Middle Warren Rd – Rezone R-1 to R-3 - Approved

REVIEW COMMENTS

Applicant requests approval to rezone approximately 3.3 acres from R-1, Residential to R-4, Residential. The stated purpose is the placement of a mobile home on the parcel. No other mention of how the request might impact the surrounding properties was provided by the applicant.

As noted on the zoning map (page 3), this parcel rests in the middle of a large area of R-1 zoning with frame built residential structures. Larger parcels have barns located on them with most of those existing upon annexation.

The R-1 section of the code states *“This district is intended for use in new single-family residential areas, and older areas platted in lots generally conforming to requirements of this district which are suited only for the use permitted and uses permitted upon review of this district and would complement and enhance the residential character of the area.*

The R-4 section reads, *“This district is intended for use in residential neighborhoods which meet one (1) or both of the following criteria:*

- 1. Lot sizes are generally smaller than those required in the R-3 zone in area or dimension.*
- 2. It can be established that the residential character of the neighborhood can*

REZONING

**AGENDA ITEM #6
6100 BLOCK OF MIDDLE WARREN ROAD
NOVEMBER 30TH, 2021**

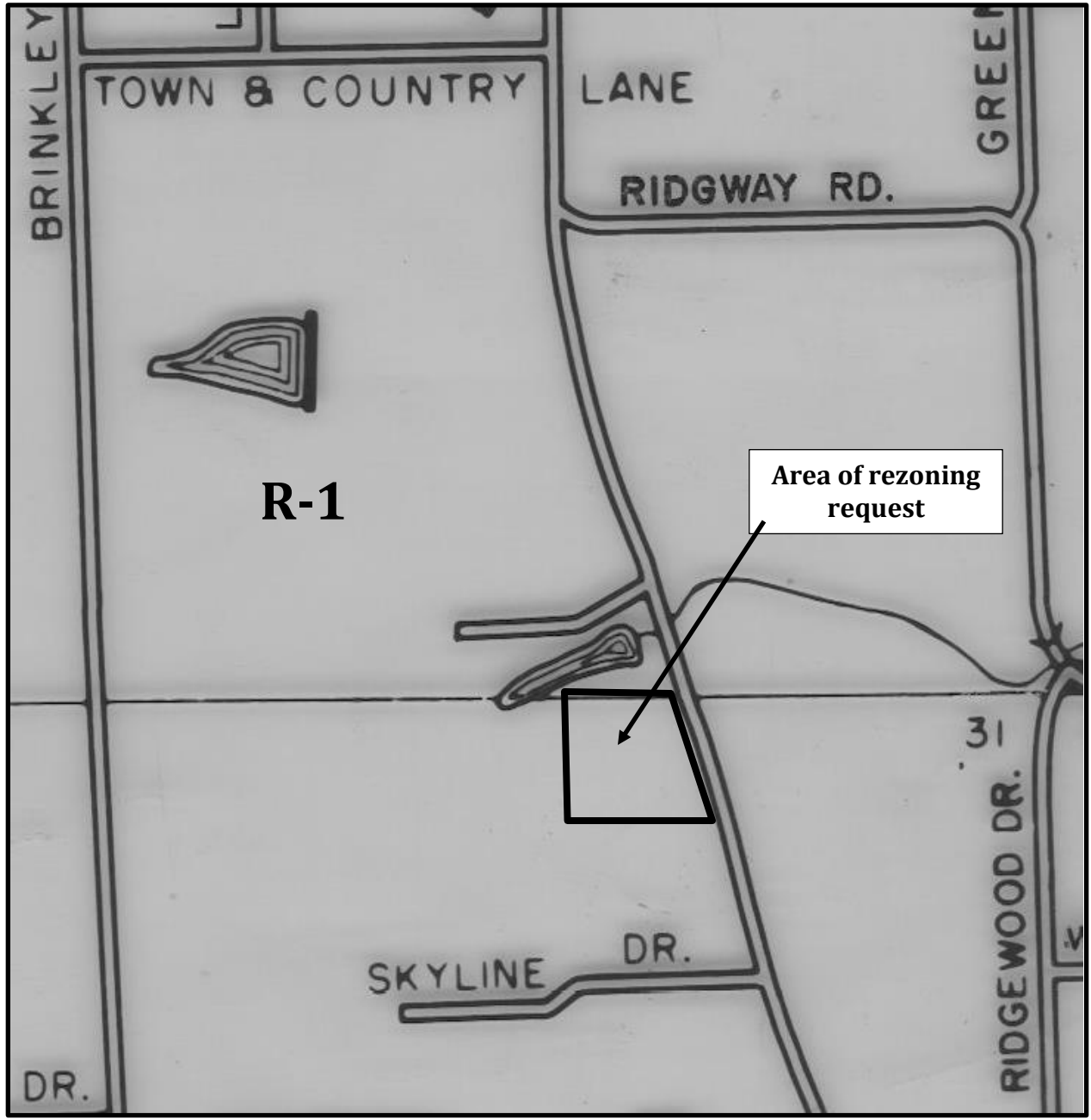
best be preserved or improved by allowing a broader mix of residential uses than allowed in R-3 areas.

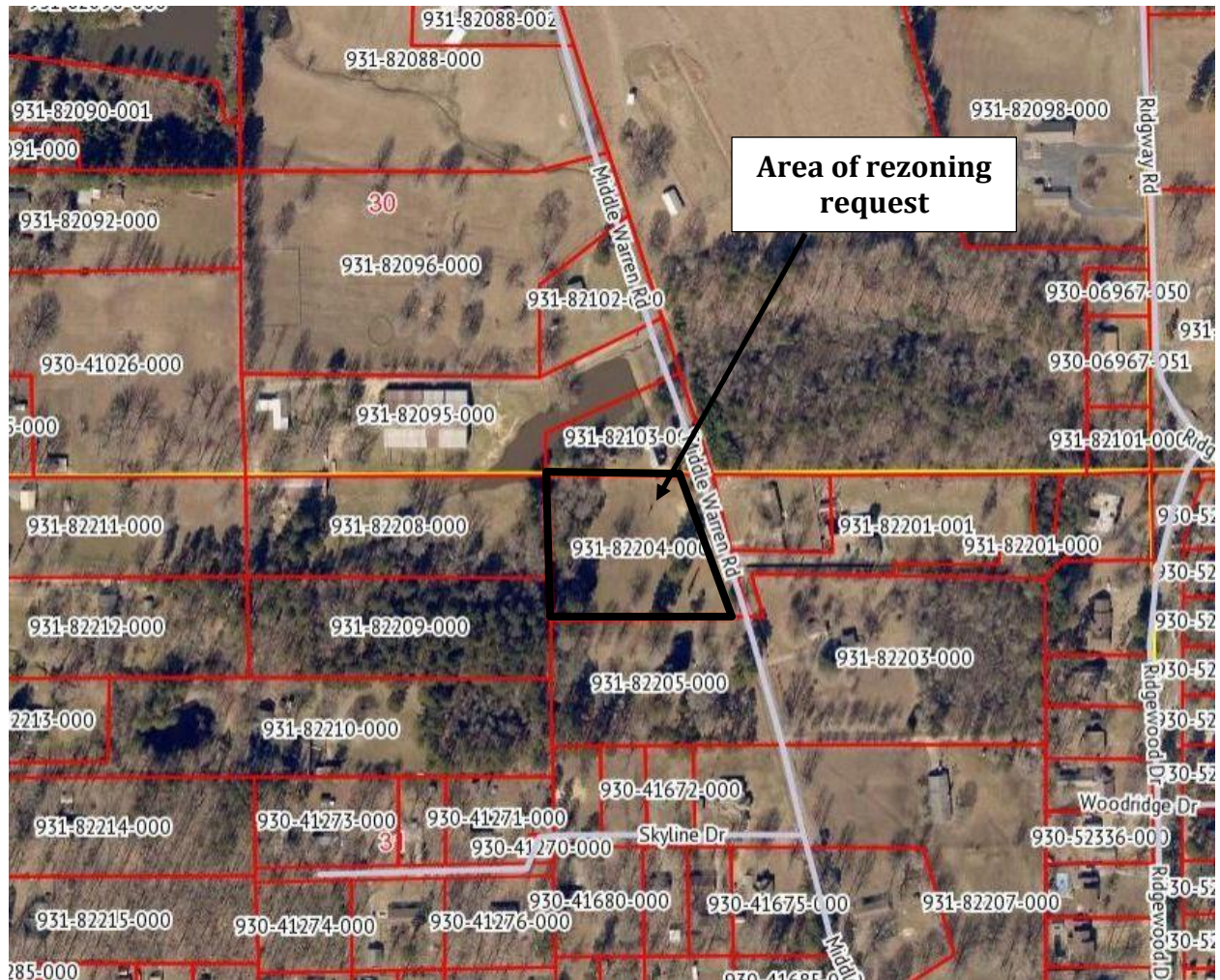
The current and future Long-Range Plan designates this area as R-1 low density residential

RECOMMENDATION

The R-4 zone is designed for small lots with minimal building space which makes mobile home placement suitable. The R-1 district is intended for larger lots such as in this area. It is staff's opinion that rezoning this one parcel of 3.3 acres from R-1 to R-4 would not enhance or compliment the residential character of the area as noted in the R-1 intent.

Staff recommends against this rezoning.









Rezoning property request



Property north of 6010

REZONING

**AGENDA ITEM #6
6100 BLOCK OF MIDDLE WARREN ROAD
NOVEMBER 30TH, 2021**



Residence south of rezoning request



Property northeast of request

REZONING

**AGENDA ITEM #6
6100 BLOCK OF MIDDLE WARREN ROAD
NOVEMBER 30TH, 2021**



6010 Middle Warren (property north of request) – Same owner



View east of rezoning requre

Case No. 2021-1921



CITY OF PINE BLUFF, ARKANSAS

Rezoning Application

Please fill out this form completely, supplying all necessary information and documentation to support your request. Your application will not be placed on the Planning Commission agenda until this information is provided.

Business Name & Nature of Business: Rezoning parcel 931-82204-000 R-4

Property Location: (address or lot, block, or nearest intersection) 600 Middle Warren Road Pine Bluff AR 71603
Property/Parcel ID No. 931-82204-000

Size of Property (acres): 3.30 Current Zoning: R-1 Ward: 3

Applicant / Business Owner **Property Owner (Must be filled out if different)**

Name: <u>Jonathan M Cleveland</u>	Name: _____
Address: <u>600 Middle Warren Rd Pine Bluff AR 71603</u>	Address: _____
Telephone: <u>208 805 2986</u>	Telephone: _____
Email: <u>jcleveland99@gmail.com</u>	Email: _____
Fax: _____	Fax: _____

Brief description of request: Rezoning to pub a manufacture home on it

Does the property have restrictive covenants: _____ (If yes, attach a copy of covenants)

Are there any special licenses for your business? N/A (Explain) _____

Has any zoning action /request been previously been made for this property: N/A

Additional information/comments: _____

[Signature] 20211018
Applicant / Business Owner Signature Date

PROPERTY OWNER(S) / AUTHORIZED AGENT CERTIFICATION: I (We), the undersigned, hereby certify under penalty of perjury that I (we) are the owner(s) of the property that is the subject of this application and I (we) have read this application and consent to its filing. (If signed by the authorized agent, a letter from each property owner must be provided indicating that the agent is authorized to act on his/her behalf.)

<u>[Signature]</u>	<u>10.19.2021</u>	Signature	Date
<u>Jonathan Cleveland</u>			
Owner <input checked="" type="checkbox"/> or Authorized Agent <input type="checkbox"/>		Owner <input type="checkbox"/> or Authorized Agent <input type="checkbox"/>	
(check one)		(check one)	

Submission Deadline: _____ Expected Planning Commission Meeting Date: _____

• SEE REVERSE SIDE FOR SUBMISSION REQUIREMENTS •

It is our intention to assist you in making your project a success in a timely manner. Please call if you have any questions or need assistance from the City of Pine Bluff Inspection & Zoning Department, 200 E. 8th Avenue, Pine Bluff, AR 71611 tel: (870)543-1845 fax: (870) 543-1854.

Property Owner

Name: CLEVELAND JONATHAN

Property Information

Physical Address:

Mailing Address: 6010 MIDDLE WARREN RD
PINE BLUFF, AR 71603

Subdivision: SEC 31 TWP 6 S RNG 09 W

Block / Lot: N/A / N/A

Type: (RV) Res. Vacant

S-T-R: 31-06-09

Tax Dist: (031) 3 PINE BLUFF

Size (Acres): 3.300

Millage Rate: 61.30

Extended Legal: BEG NW COR NE NE S 00 DEG 42 MINS E 311.68 FT S 88 DEGS 30 MINS E 459.97 FT TO C/L MIDDLE WARREN RD TH N 17 DEGS 05 MINS W ALG SD C/L 338.58 FT W 364.12 FT TO POB. 3.3 ACRES

Market and Assessed Values

Taxes

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value	Estimated Taxes:	\$202
Land:	\$16,500	\$3,300	\$3,300	Homestead Credit:	\$0 <small>Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.</small>
Building:	0	0	0		
Total:	\$16,500	\$3,300	\$3,300		

Land

Land Use	Size	Units
	3.300	House Lot
Total	3.300	

Deed Transfers

Deed Date	File Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
7/23/2021	7/30/2021	1057	174	Warr. Deed	587.40	\$178,000	CLEVELAND JONATHAN	Unval.	Improved
5/28/2015		958	531	Warr. Deed	49.50	\$15,000	BARRETT HENRY & REBECCA	Valid	Land Only
2/5/2015				IN			STAFFORD HARRY E & HILDA	N/A	N/A
8/10/1965		343	69	N/A			STAFFORD HARRY E & WF	N/A	N/A

Reappraisal Value History

Tax Year	Total Value	Total Assessed
2015	\$16,500.00	\$3,300.00
2016	\$16,500.00	\$3,300.00
2017	\$16,500.00	\$3,300.00
2018	\$16,500.00	\$3,300.00
2019	\$16,500.00	\$3,300.00
2020	\$16,500.00	\$3,300.00

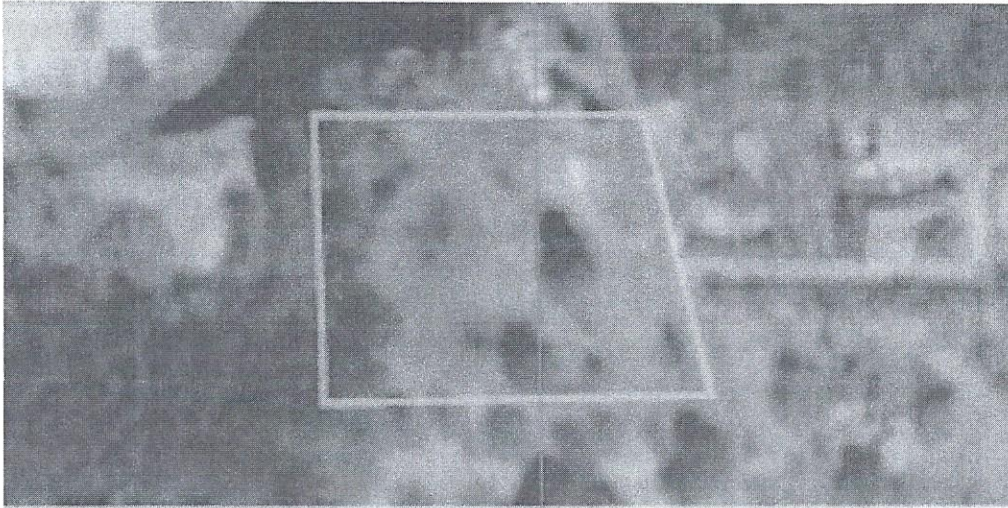
Parcel: *931-82204-000

Jefferson County Report

ID: 57019

As of: 10/14/2021

Map



931-82

931-82103-000

6010

Middle Warren Rd

931-610102-000

931-82204-000

6200

931-82205-000

930-41674-000

930-41673-000

930-41672-000

930-41670-000

This application comes before the Pine Bluff Planning Commission

RECOMMENDATION

TO THE

PINE BLUFF PLANNING COMMISSION

SUBJECT: Alley closing request by Brad Rice to close a portion of the east – west alley located north of 2115 W. 17th Avenue.

APPLICANT: Brad Rice

ZONING AND LAND USES: B-1, Neighborhood Business and B-4, General Commercial

ZONING:	North:	B-1, Neighborhood Bus	LAND USE:	North:	Vacant
	South:	B-4, General Commercial		South:	Retail store
	East:	R-3, Residential		East:	S.F. Residential
	West:	B-1 & B-4 Commercial		West:	Commercial / Vacant

PLANNING COMMISSION HISTORY

Alley closing requests within area: NONE.

REVIEW COMMENTS

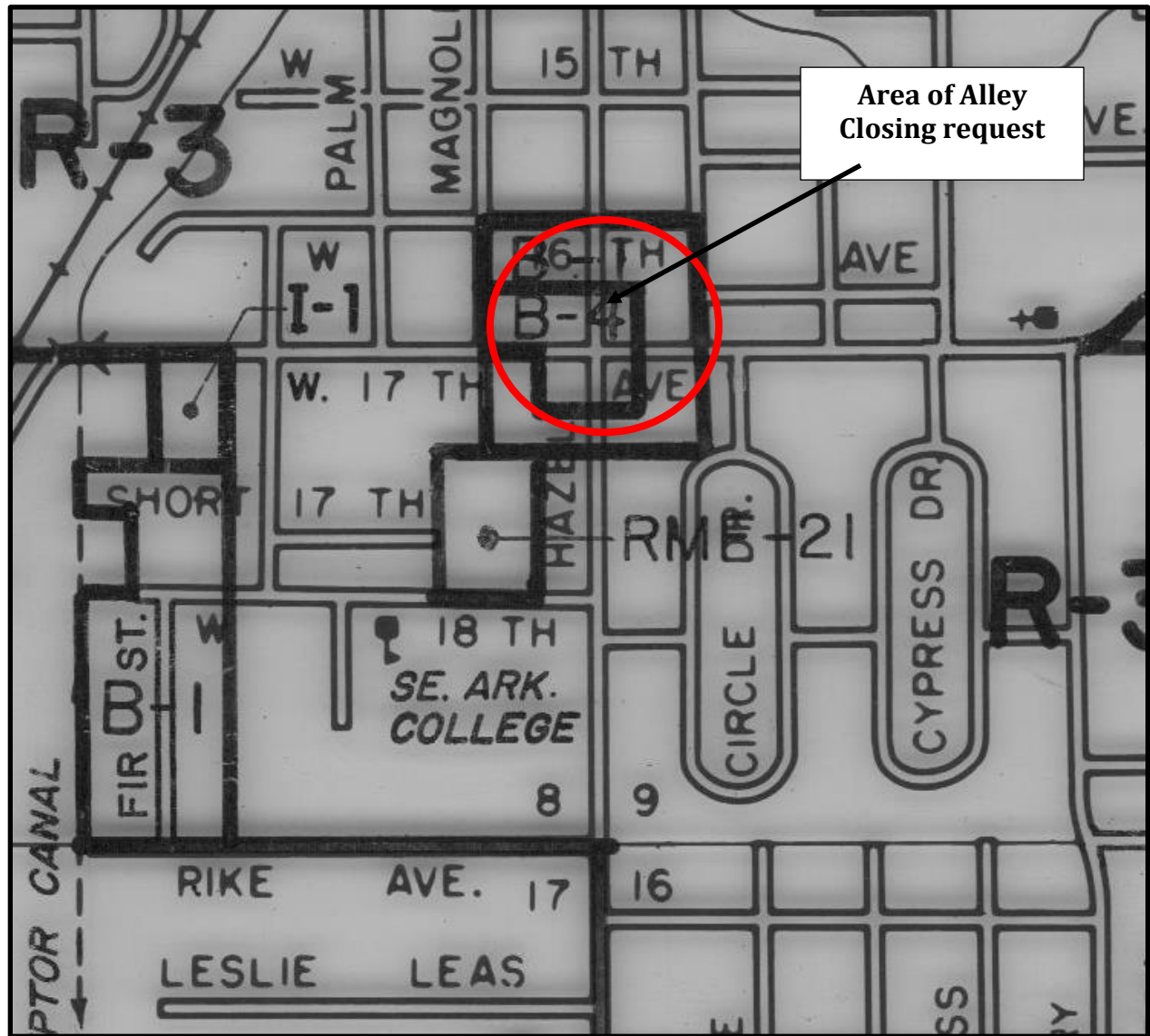
Applicants request approval to close a portion of the east - west alley located in the 2100 Block of West 17th between Hazel and Spruce. This request is for the west 150 feet of that alley. Page three of this review shows the plat page and an aerial for this this request. On the plat page the alley is one block long. Not attached is the plat page that adjoins to the west which shows no alley as indicated on the aerial.

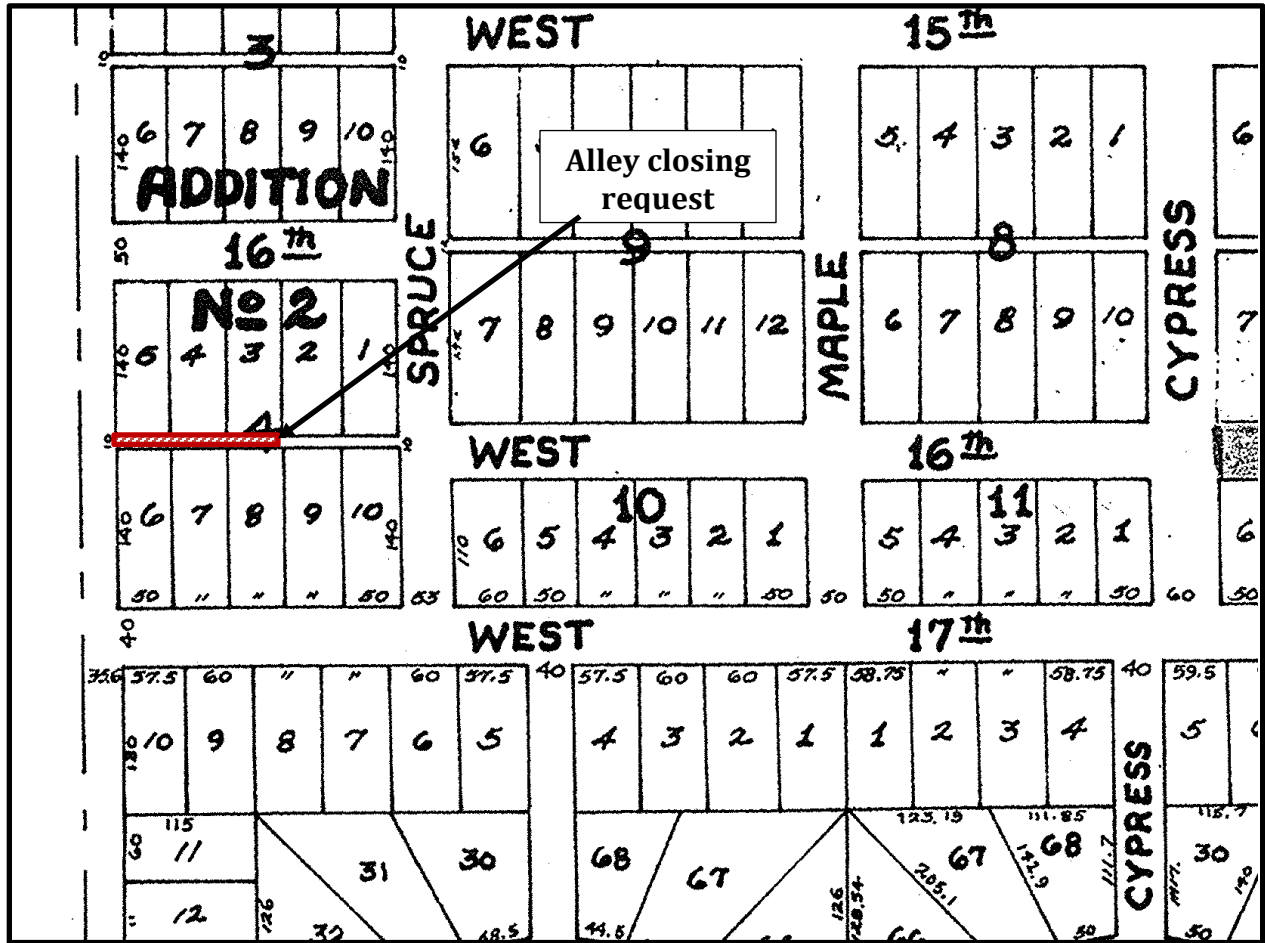
Entergy has a power line running through this alley (photo page 5). Other than utility service the alley provides no future use to the city. Retention of utility easement would suffice in this area.

It is staff’s understanding that the request is being made to allow perimeter fencing for security purpose. Although fencing is allowed across an easement, the property owner is responsible for allow utilities 24-hour access.

RECOMMENDATION

Staff recommends approval with retention of a drainage and utility easement.





ALLEY CLOSING

AGENDA ITEM #7
PORTION OF EAST - WEST ALLEY IN 2100 BLOCK OF HAZEL
NOVEMBER 30TH, 2021





View east down alley. Utility service located in alley.

Case No. 2021-2041



CITY OF PINE BLUFF, ARKANSAS

Street/Alley Closing

Application

Please fill out this form completely, supplying all necessary information and documentation to support your request. *Your application will not be placed on the Planning Commission agenda until this information is provided.*

Business Name & Nature of Business : Showcase of Floors

Property Location: (address or lot, block, or nearest intersection) _____

2115 West 17th Ave Pine Bluff, AR

Property/Parcel ID No. _____

Size of Property (acres): _____ Current Zoning: B-4 Ward: 1

Applicant / Property Owner

Name: Brad Riv

Address: 2115 W. 17th

Telephone: 870-692-8390

Name: _____

Address: _____

Telephone: _____

Additional Property Owners

Name: _____

Address: _____

Telephone: _____

Name: _____

Address: _____

Telephone: _____

Brief description of request:

Close Alley adjacent to business

Does the property have restrictive covenants: _____ (If yes, attach a copy of covenants)

Are there any special licenses for your business? _____ (Explain) _____

Has any zoning action /request been previously been made for this property: _____

Additional information/comments: _____

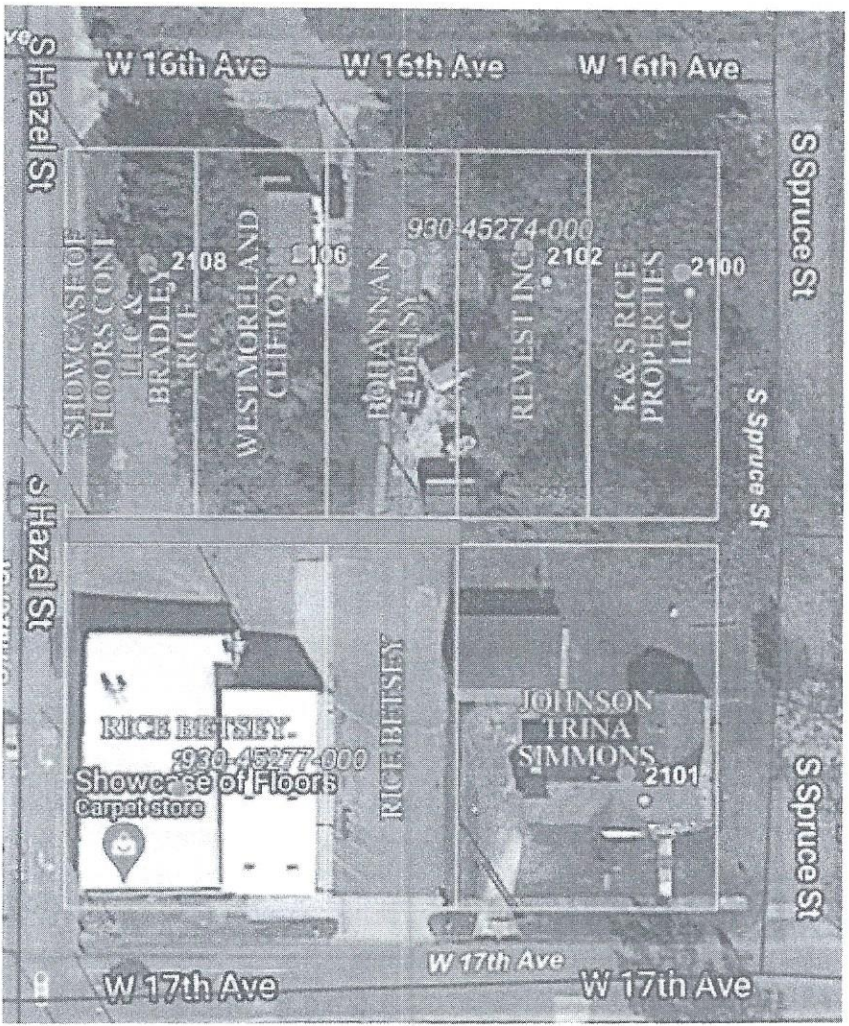
Bradley Riv 11-1-21
Applicant / Business Owner Signature Date

PROPERTY OWNER(S) / AUTHORIZED AGENT CERTIFICATION: I (We), the undersigned, hereby certify under penalty of perjury that I (we) are the owner(s) of the property that is the subject of this application and I (we) have read this application and consent to its filing. (If signed by the authorized agent, a letter from each property owner must be provided indicating that the agent is authorized to act on his/her behalf.)

<u>Bradley Riv</u>	<u>11/2/21</u>	_____	_____
Signature	Date	Signature	Date
<u>Brad Riv</u>	_____	_____	_____
Printed Name	_____	Printed Name	_____
Owner <input checked="" type="checkbox"/> or Authorized Agent _____	_____	Owner _____ or Authorized Agent _____	_____
(check one)		(check one)	

Submission Deadline: 11-1-21 Expected Planning Commission Meeting Date: 11/30/21

• **SEE REVERSE SIDE FOR SUBMISSION REQUIREMENTS** •



S Hazel St

W 16th Ave

W 16th Ave

W 16th Ave

S Spruce St

SHOWCASE OF FLOORS CONT LLC & BRADLEY RICE

2108

WESTMORELAND CLIFTON

2106

BOHANNAN & BETSEY

930-45274-000

REVEST INC

2102

K & S RICE PROPERTIES LLC

2100

S Spruce St

S Hazel St

RICE BETSEY
930-45277-000
Showcase of Floors
carpet store

RICE BETSEY

JOHNSON TRINA SIMMONS

2101

S Spruce St

W 17th Ave

W 17th Ave

W 17th Ave

Jefferson County Report

Property Owner

Name:	RICE BETSEY
Mailing Address:	10 LAKEWOOD LN PINE BLUFF, AR 71603
Type:	(CI) Comm. Impr.
Tax District:	(031) 3 PINE BLUFF
Millage Rate:	61.30

Property Information

Physical Address:	2115 W 17TH AVE
Subdivision:	MONKS SOUTHWESTERN ADD 2
Block/Lot:	004 / 006
S-T-R:	09-06-09
Size (Acres):	N/A
Legal:	BLK 4, LOTS 6 & 7

Market and Assessed Values

	Estimated Market Value	Full Assessed (20% Market Value)	Taxable Value
Land	14,000	2,800	2,800
Building	55,950	11,190	11,190
Totals	69,950	13,990	13,990

Taxes

Estimated Taxes:	858
Homestead Credit:	0
Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.	

Special Assessments

Assessment	Tax Amount
HARDING DRAIN IMP. DISTR.	\$1.84
Total	\$1.84

Note: Due to rounding errors, please contact the Tax Collector for the exact taxes owed. ☎ 870-541-5313

Land

Land Use	Size	Units
100X140	14000.000	Sq.Ft
Total	14,000.00	

Deed Transfers

Deed Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
8/13/2010	887	451	SpecWarr	33.00	\$10,000	RICE BETSEY	Unval.	Improved
2/2/1968	369	092	N/A	N/A	N/A	BOBO W E CO	N/A	N/A

Details for Commercial Card 1

Business Name(s):	SHOWCASE OF FLOORS
Number of Units:	N/A
Total Floor Area:	8004
Site Work:	Prep;
Floor Cover:	N/A

Foundation: N/A	Ceilings: 01
Floor Structure: N/A	Interior Finish: N/A
Structure Frame: Other	Insulation: N/A
Exterior Walls: N/A, PreF.Mtl	Appliances: 00
Ext. Wall Load: LoadBear	Plumbing: Lavatory Water.Cl N/A
Roof Structure: N/A	Electrical: Avg.B Unfin.D
Roof Cover: N/A	Misc: 02 08



Building: 1

Age/YC	Condition	Effective Age	Stories	Grade
1919	Average	45	1	C3
Avg Floor Area: 5742		Common Wall: N		
Avg Perimeter: 314		Total Floor Area: 5'		
No. Floors: 1		Total Height: 10'		
Avg Floor Height: 10		Unit Multiplier: N		
Occupancy		Heating/Cooling	Sprinkler	
Primary	Retail Stores	WrmCl Air	N/A	
Secondary	N/A	N/A	N/A	

Building: 2

Age/YC	Condition	Effective Age	Stories	Grade
2014	Average	N/A	1	S4
Avg Floor Area: 2262		Common Wall: N		
Avg Perimeter: 214		Total Floor Area: 2'		
No. Floors: 1		Total Height: 10'		
Avg Floor Height: 16		Unit Multiplier: N		

	Occupancy	Heating/Cooling	Sprinkler
Primary	Warehouses	00	N/A
Secondary	N/A	N/A	N/A

Outbuildings and Yard Improvements

Item	Type	Size / Dim	Unit Multi.	Quality	Age
Paving	AS2ON2	46x144	N/A	N/A	N/A
Paving	AS2ON2	80x43	N/A	N/A	N/A
Paving	CONC	5x99	N/A	N/A	N/A
Paving	CONC	10x58	N/A	N/A	N/A
Paving	CONC	6x76	N/A	N/A	N/A

Reappraisal Value History

Tax Year	Total Value	Total Assessed
2020	69,950.00	13,990.00
2019	69,950.00	13,990.00
2018	69,950.00	13,990.00
2017	84,250.00	16,850.00
2016	84,250.00	16,850.00
2015	84,250.00	16,850.00

Not a Legal Document

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www.actDataScout.com

**RECOMMENDATION
 TO THE
 PINE BLUFF PLANNING COMMISSION**

SUBJECT: Rezoning request by Brad Rice to rezone property at 2104 – 2106 and 2108 W. 16th from B-1, Neighborhood Business to B-4, General Commercial.

APPLICANT: Brad Rice

ZONING AND LAND USES: B-1, Neighborhood Business

ZONING:	North:	R-3, Residential	LAND USE:	North:	SF Residential houses
	South:	B-4, General Commercial		South:	Vacant
	East:	R-3, Residential		East:	SF Residential houses
	West:	B-1, Neighborhood Bus		West:	Vacant

REVIEW COMMENTS

This request is to rezone three parcels in a B-1, Neighborhood Business zone to B-4, General Commercial zone resulting in the expansion of the B-4 zone. The area around these parcels is stable however, unkept properties can be seen across 16th from these parcels in the photos on pages 9 and 10.

The B-1 district is intended for use in areas of transition from low-density residential uses to more intense nonresidential uses and in areas that are designed to accommodate convenient commercial establishments and that can be operated in harmony with adjacent residential uses. The district is designed to provide commercial land that would normally be located on major arteries or adjacent to more intense uses but would not adversely affect traffic flow or involve activities that would have an undesirable impact on residential uses.

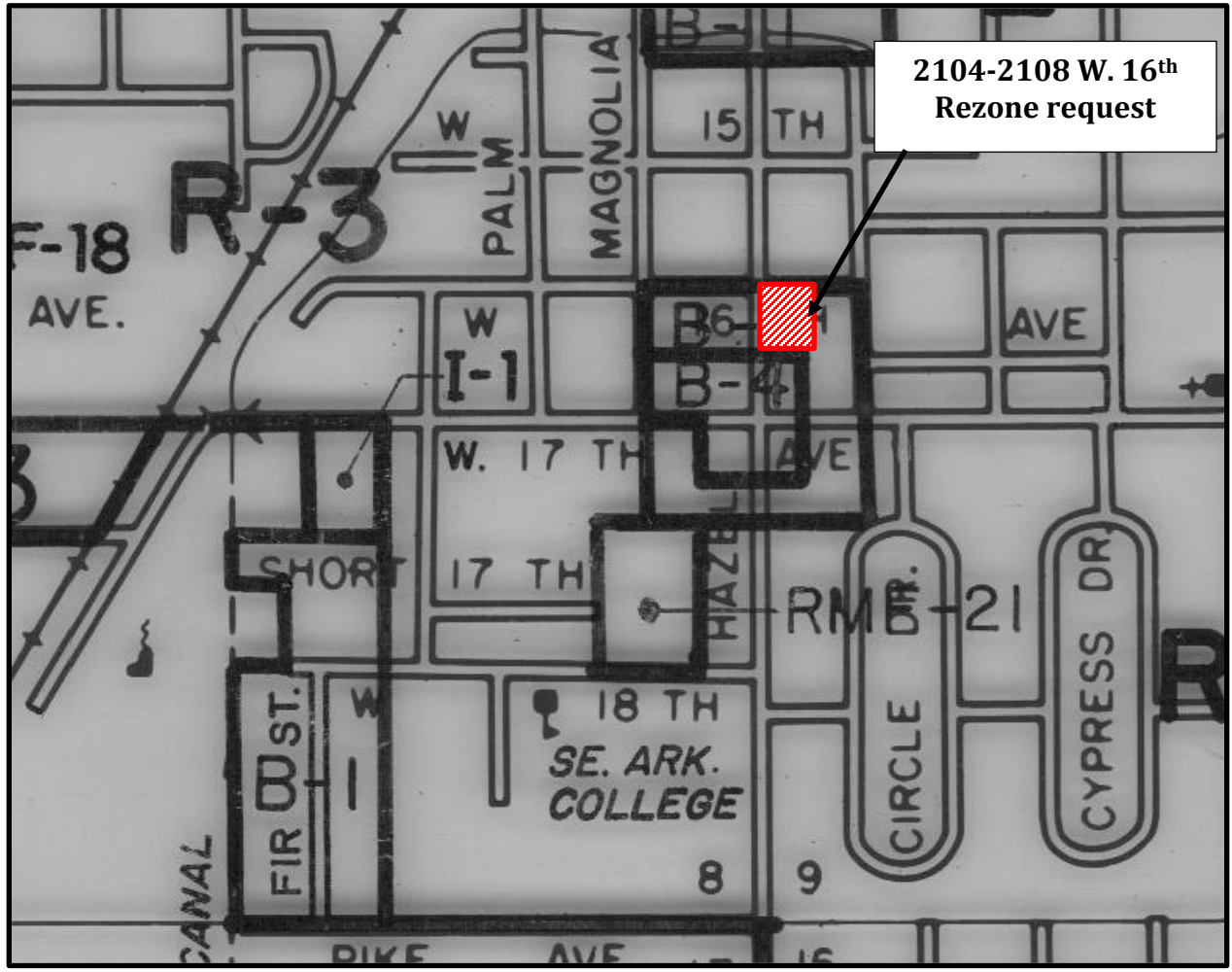
The B-4 district is district is intended for use in areas adjacent to the central business district and **other already developed commercial areas not suited for lower intensity zoning categories.** It is not intended that new areas will be developed in this category **except that existing areas zoned B-4 may be expanded where appropriate. Expansion of such areas will be based on the impact of adjacent land uses and the overall preservation or improvement of the character of adjacent areas, traffic generation on collector or minor residential streets, and land use plans of the city.**

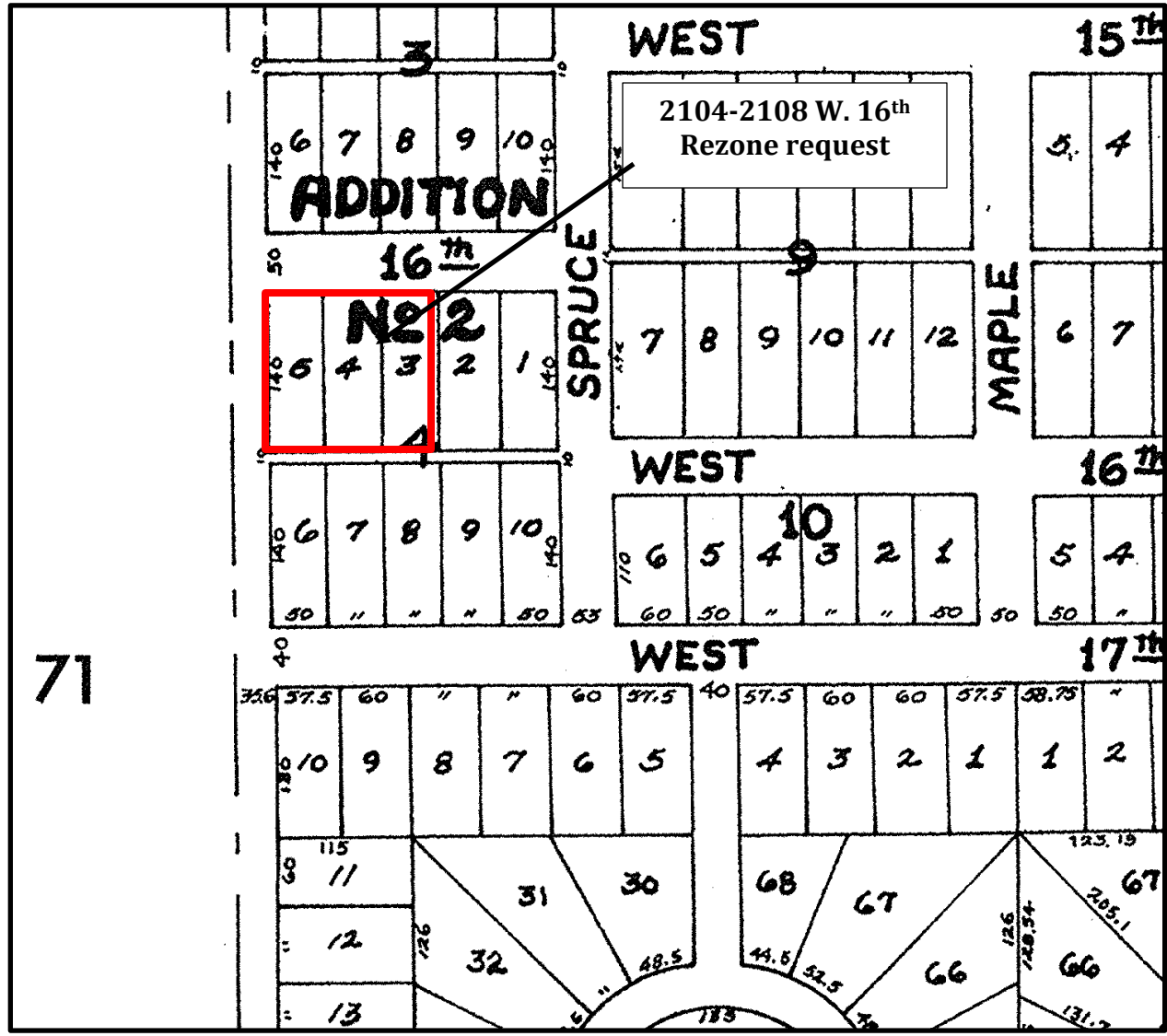
The applicant provided extremely limited information on this request with the only stated purpose listed as “warehousing.” If warehousing is the appropriate use request it will be of little help to the applicant since “warehousing” is not listed as a permitted use until the I-3 and I-4 zones. Mini warehouse is a listed use, but staff does not believe that the intended use is for spaces. Without further detail staff will assume the applicant intends to erect an accessory building for storage of inventory for the adjoining retail store. Nevertheless, the B-1 only allows accessory use as a percentage of interior space of the primary structure, not another building. Although the B-4 zone does not mention accessory buildings it does allow a much broader mix of uses which should encompass the reason for this request.

The B-4 zone intent states that expansion of the zone may be done if appropriate and consideration of the impact on the adjacent land uses, including traffic generation is minimal. Whether any development was done on these parcels as zoned or changed to B-4, screening would be required adjoining any residential land uses.

RECOMMENDATION

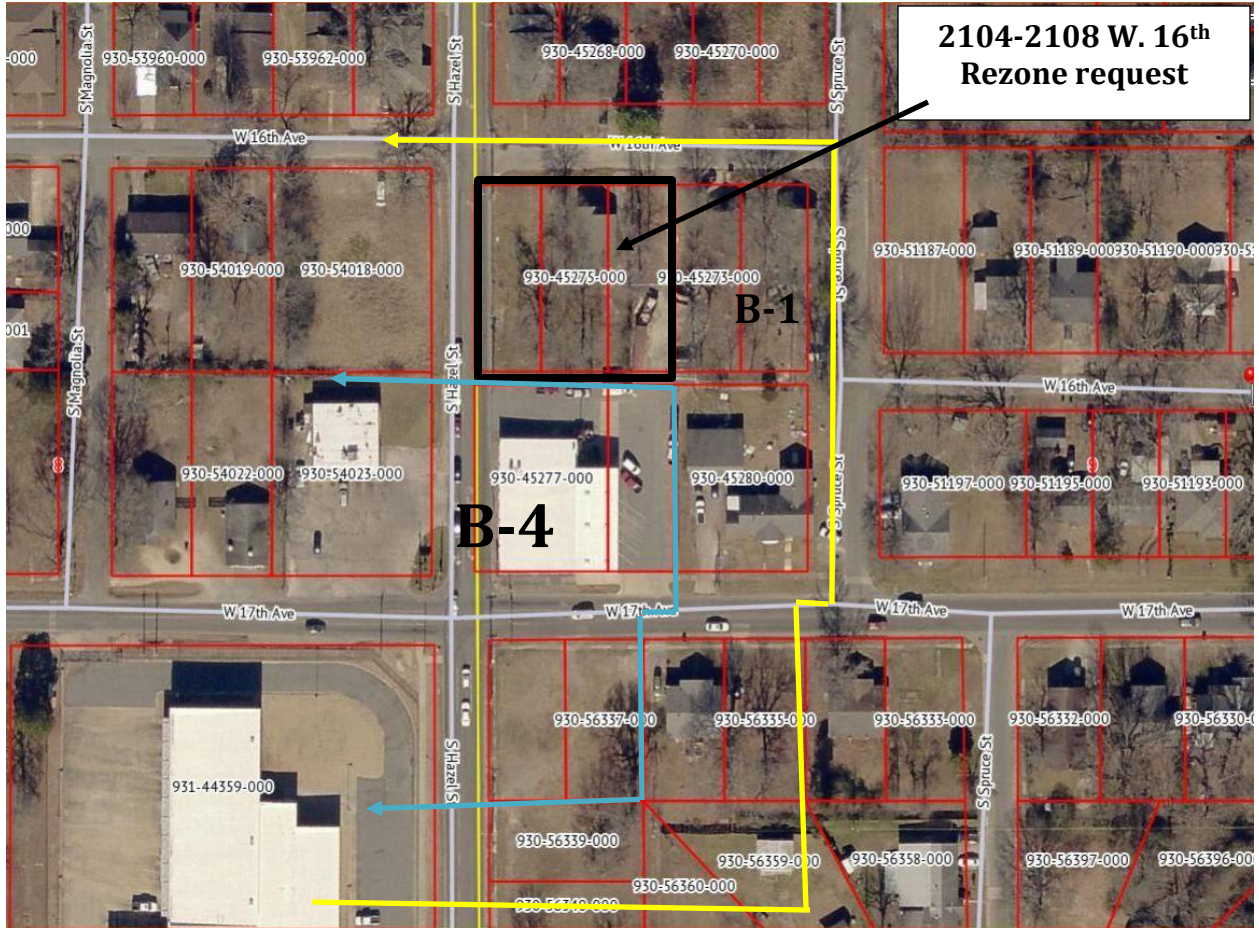
Rezoning allows for any permitted use to be allowed and the B-4 zone allows the broadest mix of commercial uses. Considering the existing single-family residences adjoining the property, staff is hesitant to recommend approval without hearing input from those property owners. At this time planning staff does not recommend approval and would rather see amendments, limited in scope made to the B-1 section of the code which would permit accessory buildings as a Use Permit on Review thereby protecting the adjoining uses.

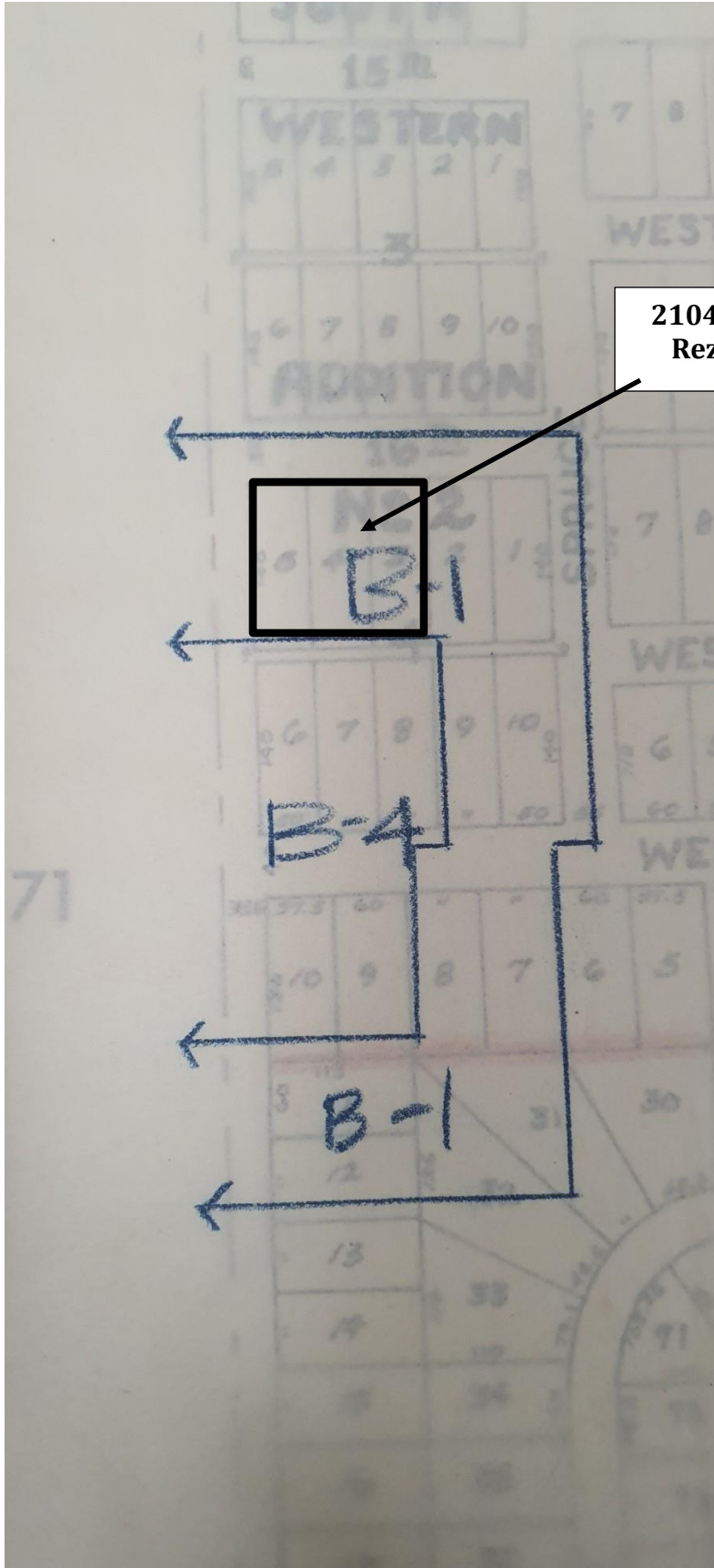




REZONING

**AGENDA ITEM #8
2104 -2106 - 2108 W. 16TH
NOVEMBER 30TH, 2021**





2104-2108 W. 16th
Rezone request



SW Corner Hazel and 16th (Directly behind store)

REZONING

**AGENDA ITEM #8
2104 -2106 - 2108 W. 16TH
NOVEMBER 30TH, 2021**



View west of property rezone request



Property of rezoning request



Property across from rezoning request



Property across from rezoning request

REZONING

**AGENDA ITEM #8
2104 -2106 - 2108 W. 16TH
NOVEMBER 30TH, 2021**



Property east of rezoning request

REZONING

**AGENDA ITEM #8
2104 -2106 - 2108 W. 16TH
NOVEMBER 30TH, 2021**



Property east of rezone request



CITY OF PINE BLUFF, ARKANSAS Re-Zoning

Application Form

Address/Location of Property: 2106 W 16th Ave
 Size of Property (acreage): _____ Current Zone: B-1
 Ward: 1 Requested Zone: B-4
 Assessor's Parcel Number(s) for subject property: 930-45275-000
 Existing Use: Lot Proposed Use: Warehouse
 Reason for Requesting Zoning Change: _____

Applicant/Agent	Property Owner (Must be filled out if different)
Name: <u>Brod Riv</u>	Name: _____
Address: <u>2115 W 17th Ave</u>	Address: _____
Telephone: <u>870-692-8390</u>	Telephone: _____
Email: _____	Email: _____
Fax: _____	Fax: _____

Additional information/comments: _____

[Signature] 11-3-21
 Applicant / Agent Signature Date

PROPERTY OWNER(S) / AUTHORIZED AGENT CERTIFICATION: I (We), the undersigned, hereby certify under penalty of perjury that I (we) are the owner(s) of the property that is the subject of this application and I (we) have read this application and consent to its filing. *If signed by the authorized agent, a letter from each property owner must be provided indicating that the agent is authorized to act on his/her behalf.*

Signature _____	Date _____	Signature _____	Date _____
Printed Name _____	Printed Name _____	Printed Name _____	Printed Name _____
Owner _____ or Authorized Agent _____	Owner _____ or Authorized Agent _____	Owner _____ or Authorized Agent _____	Owner _____ or Authorized Agent _____

Submission Deadline: _____ Expected Planning Commission Meeting Date: _____

• SEE REVERSE SIDE FOR SUBMISSION REQUIREMENTS •

Submission Deadline: _____ Expected Planning Commission Meeting Date: _____
It is our intention to assist you in making your project a success in a timely manner. Please call if you have any questions or need assistance from the City of Pine Bluff Inspection & Zoning Department, 200 E. 8th Avenue, Pine Bluff, AR 71611 tel: (870)543-1845 fax: (870) 543-1844.

Hotel

w 16' 11"

2108 w 16' 11"

140

50

Showers

2106 w 16' 11"

140

50

Showers

Showers

Showers

17' 11"

As of: 11/3/2021

Property Owner

Name: BOHANNAN BETSY

Property Information

Physical Address: 2104 W 16TH AVE

Mailing Address: 520 BOHANNAN RD
PINE BLUFF, AR 71603

Subdivision: MONKS SOUTHWESTERN ADD 2

Block / Lot: 004 / 003

Type: (RV) Res. Vacant

S-T-R: 09-06-09

Tax Dist: (031) 3 PINE BLUFF

Size (Acres):

Millage Rate: 61.30

Extended Legal: BLK 4, LOT 3

Market and Assessed Values

Taxes

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value	Estimated Taxes:	\$31
Land:	\$2,500	\$500	\$500	Homestead Credit:	\$0
Building:	0	0	0	Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.	
Total:	\$2,500	\$500	\$500		

Special Assessments

Assessment	Tax Amount
HARDING DRAIN IMP. DISTR.	\$0.92
Total	\$0.92

Land

Land Use	Size	Units
50X140	1.000	House Lot
Total	1.000	

Deed Transfers

Deed Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
5/8/2014	941	446	CorrDeed			BOHANNAN BETSY	N/A	N/A
11/15/2006	828	446	Quit Claim			KELLEY MARILYN ROBINSON	N/A	N/A
12/7/2005	809	492	Ltd Warr Deed			KELLEY MICHAEL & MARILYN JOHNSON	N/A	N/A
7/1/1994			N/A			JOHNSON CALVIN & WF	N/A	N/A
9/26/1963	323	315	N/A			JOHNSON CALVIN & WF	N/A	N/A

Parcel: 930-45275-000

Jefferson County Report

ID: 44795

As of: 10/28/2021

Property Owner

Name: WESTMORELAND CLIFTON

Property Information

Physical Address: 2106 W 16TH AVE

Mailing Address: 3406 W HEPBURN ST
PINE BLUFF, AR 71603

Subdivision: MONKS SOUTHWESTERN ADD 2

Block / Lot: 004 / 004

Type: (RI) Res. Improv.

S-T-R: 09-06-09

Tax Dist: (031) 3 PINE BLUFF

Size (Acres):

Millage Rate: 61.30

Extended Legal: BLK 4, LOT 4

Market and Assessed Values

Taxes

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value	Estimated Taxes:	\$189
Land:	\$2,500	\$500	\$500	Homestead Credit:	\$0
Building:	12950	2590	2590	Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.	
Total:	\$15,450	\$3,090	\$3,090		

Special Assessments

Assessment	Tax Amount
YARDING DRAIN IMP. DISTR.	\$0.92
Total	\$0.92

Land

Land Use	Size	Units
50X140	1.000	House Lot
Total	1.000	

Deed Transfers

Deed Date	File Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
10/5/2020	10/7/2020	1042	186	Warr. Deed	16.50	\$5,000	WESTMORELAND AND CLIFTON	Unval.	Improved
2/4/2020	3/4/2020	1032	085	Quit Claim			SIMMONS FREDRICK ROOSEVELT	N/A	Improved
11/15/2006		828	446	Quit Claim			KELLEY MARILYN ROBINSON	N/A	N/A
6/27/2005		801	550	Warr. Deed			KELLEY MICHAEL K & WF	N/A	N/A
1/11/1980		497	76	N/A			PIERRE JACQUELINE C ET AL	N/A	N/A

Not a Legal Document.

Subject to terms and conditions.

www.actDataScout.com

Property Owner

Name: SHOWCASE OF FLOORS CONT LLC & BRADLEY RICE

Mailing Address: PO BOX 39
WABBASEKA, AR 72175-0039

Type: (RV) Res. Vacant

Tax Dist: (031) 3 PINE BLUFF

Millage Rate: 61.30

Extended Legal: BLK 4, LOT 5

Property Information

Physical Address: 2108 W 16TH AVE

Subdivision: MONKS SOUTHWESTERN ADD 2

Block / Lot: 004 / 005

S-T-R: 09-06-09

Size (Acres):

Market and Assessed Values

Taxes

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value	Estimated Taxes:	\$31
Land:	\$2,500	\$500	\$500	Homestead Credit:	\$0 <small>Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.</small>
Building:	0	0	0		
Total:	\$2,500	\$500	\$500		

Special Assessments

Assessment	Tax Amount
HARDING DRAIN IMP. DISTR.	\$0.92
Total	\$0.92

Land

Land Use	Size	Units
50X140	1.000	House Lot
Total	1.000	

Deed Transfers

Deed Date	File Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
8/12/2019	8/12/2019	1023	074	Warr. Deed	19.80	\$6,000	SHOWCASE OF FLOORS CONT LLC & BRADLEY RICE	Unval.	Land Only
1/14/2000		717	216	Warr. Deed	26.40	\$8,000	REVEST INC	Not Open Market	Improved
5/17/1995		654	506	Quit Claim			POWELL JIMMIE ET AL	N/A	N/A
3/23/1995		652	670	N/A	23.10	\$7,000	POWELL GREIG & JIMMIE	Insufficient Amount	Improved
4/1/1966		349	655	N/A			KOONCE HOMER & WF	N/A	N/A

**RECOMMENDATION
 TO THE
 PINE BLUFF PLANNING COMMISSION**

SUBJECT: Use Permit on Review Request (UPOR) by the P3 Group representing Southeast Arkansas College to construct a new student center on the existing campus at 1900 S. Hazel. The property is zoned R-3, Residential.

APPLICANT: P3 Group representing Southeast Arkansas College

ZONING AND LAND USES: R-3, Residential

ZONING:	North:	R-3, Residential	LAND USE:	North:	Campus property
	South:	I-1, Light Industrial		South:	JC Health Dept
	East:	R-3, Residential		East:	Campus Property & Bldg.
	West:	B-1, Neighborhood Bus.		West:	Campus Property & Bldg.

REVIEW COMMENTS

Applicants request approval to construct a new student union facility on campus where two buildings previously existed. The application is being heard as required under the Use Permit on Review section of the zoning code as it relates to Public and semi-public uses.

The location is central to campus and will be compatible with surrounding uses. No additional traffic flow is predicted.

RECOMMENDATION

Since the request is consistent with facilities normally located on college campuses as well as its central location on campus, staff recommends approval of the request.







View north from Rike Drive (site of new construction)



View north from W. 18th (site of new construction)

Case No. 2021-231



CITY OF PINE BLUFF, ARKANSAS Use Permitted on Review (UPOR) Application

Please fill out this form completely, supplying all necessary information and documentation to support your request.
Your application will not be placed on the Planning Commission agenda until this information is provided.

Business or Applicant Name P3 Group Inc

Business Location: (address or lot, block, or nearest intersection) Part of lots 6, 7, 8 a sub division of the southeast quarter of section 8, Township 6 South, Range 9 West Property/Parcel ID No. 931-44378-000

Size of Property (acres): 1.2 AC +/- Current Zoning: IR-3 Ward: 3

Applicant / Business Owner		Property Owner (Must be filled out if different)	
Name: <u>P3 Group Inc</u>	Name: Ref: <u>Dr. Bloomberg Southeast Arkansas College</u>	Name: <u>Dr. Bloomberg Southeast Arkansas College</u>	Name: <u>Dr. Bloomberg Southeast Arkansas College</u>
Address: <u>2670 Union Avenue Extended, Suite 915 Memphis, TN 38112</u>	Address: <u>1900 South Hazel Street Pine Bluff, Arkansas 71603</u>	Address: <u>1900 South Hazel Street Pine Bluff, Arkansas 71603</u>	Address: <u>1900 South Hazel Street Pine Bluff, Arkansas 71603</u>
Telephone: <u>800-896-5502</u>	Telephone: <u>870-543-5904</u>	Telephone: <u>870-543-5904</u>	Telephone: <u>870-543-5904</u>
Email: <u>do-own@thep3groupinc.com</u>	Email: <u>sbloomberg@seark.edu</u>	Email: <u>sbloomberg@seark.edu</u>	Email: <u>sbloomberg@seark.edu</u>
Fax: <u>901-297-4132</u>	Fax: _____	Fax: _____	Fax: _____

Who will run the business? SEARK Staff Number of employees: 10

Number of off-street parking spaces required: TBD Number provided: TBD

Are there any special licenses for your business? No (explain) _____

Will you require a sign? Signage on the the building as well as on existing campus

[Signature]
Applicant / Business Owner Signature Date

PROPERTY OWNER(S) / AUTHORIZED AGENT CERTIFICATION: I (We), the undersigned, hereby certify under penalty of perjury that I (we) are the owner(s) of the property that is the subject of this application and I (we) have read this application and consent to its filing. (If signed by the authorized agent, a letter from each property owner must be provided certifying that the agent is authorized to act on his/her behalf.)

<u>Dr. Steven Bloomberg</u>	<u>11/1/2021 11:39:43 AM PDT</u>	Signature	Date
<u>Dr. Steven Bloomberg</u>	_____	Signature	Date
Printed Name	_____	Printed Name	_____
Owner <input checked="" type="checkbox"/> or Authorized Agent _____	_____	Owner _____ or Authorized Agent _____	_____
(Check one)		(Check one)	

Submission Deadline: _____ Expected Planning Commission Meeting Date: _____

• SEE REVERSE SIDE FOR SUBMISSION REQUIREMENTS •

It is our intention to assist you in making your project a success in a timely manner. Please call if you have any questions or need assistance from the City of Pine Bluff Inspection & Zoning Department, 200 E. 8th Avenue, Pine Bluff, AR 71611 tel. (870) 730-2020 fax: (870) 730-2170.

SIZE OF BUILDING AND NEW SIDEWALK AREA, NOT OVERALL CAMPUS SIZE

November 1st, 2021

Ms. Lakishia Hill, CFM
Zoning Official
City of Pine Bluff
Inspection & Zoning Department
200 East 8th Avenue
Pine Bluff, AR 71601

RE: ~~Rezoning~~ ^{UPOR} Application
Southeast Arkansas College (SEARK)
New Student Center

Dear Ms. Hill:

Southeast Arkansas College (SEARK) is planning to construct a new student center building on its main campus. The center is a, 2-storey, multi-use building, located on the footprint of recently razed building. Parking and street access currently exist and are to remain unchanged.

Per our discussions with you and your staff, we are requesting the area of this student center be ^{APPROVED} rezoned from ~~L-1~~ to UPOR (Use Permitted on Review). We request this item be placed on the City of Pine Bluff's Planning Commission's November 30th, 2021 agenda. Included with this letter are the following items in support of this application:

1. UPOR Application.
2. Site Development Plan.
3. Zoning Map showing project location.
4. Application fee in the amount of \$40.00

Please feel free to contact me with any questions.

Jonnie Henderson
Representing THE P3 GROUP INC
513-400-9542



VICINITY MAP

R-3 (SEARK)

R-3 (SEARK)

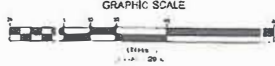
R-3 (SEARK)

R-3 (RESTAURANT)

ZONE R-3

- LEGEND**
- 3/8" x 3/4" CONCRETE SIDEWALK
 - 3/8" x 3/4" x 3/4" DRY CONCRETE PAVEMENT
 - 3/8" x 3/4" x 3/4" ASPHALT PAVEMENT

PLOTTED: 10/29/2011 SEAR'S E TUDIGHT CENTER.DWG



NOT FOR CONSTRUCTION



THOMAS ENGINEERING COMPANY

3810 INDEPENDENT ROAD, # LITTLE ROCK, AR 72116
TEL: 501-763-4488

SITE PLAN REVIEW
SEARK STUDENT CENTER AND CLASSROOM COMPLEX
PINE BLUFF, ARKANSAS

DATE: 10/20/11	SHEET NO: 1.0
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SOUTHEAST ARKANSAS COLLEGE
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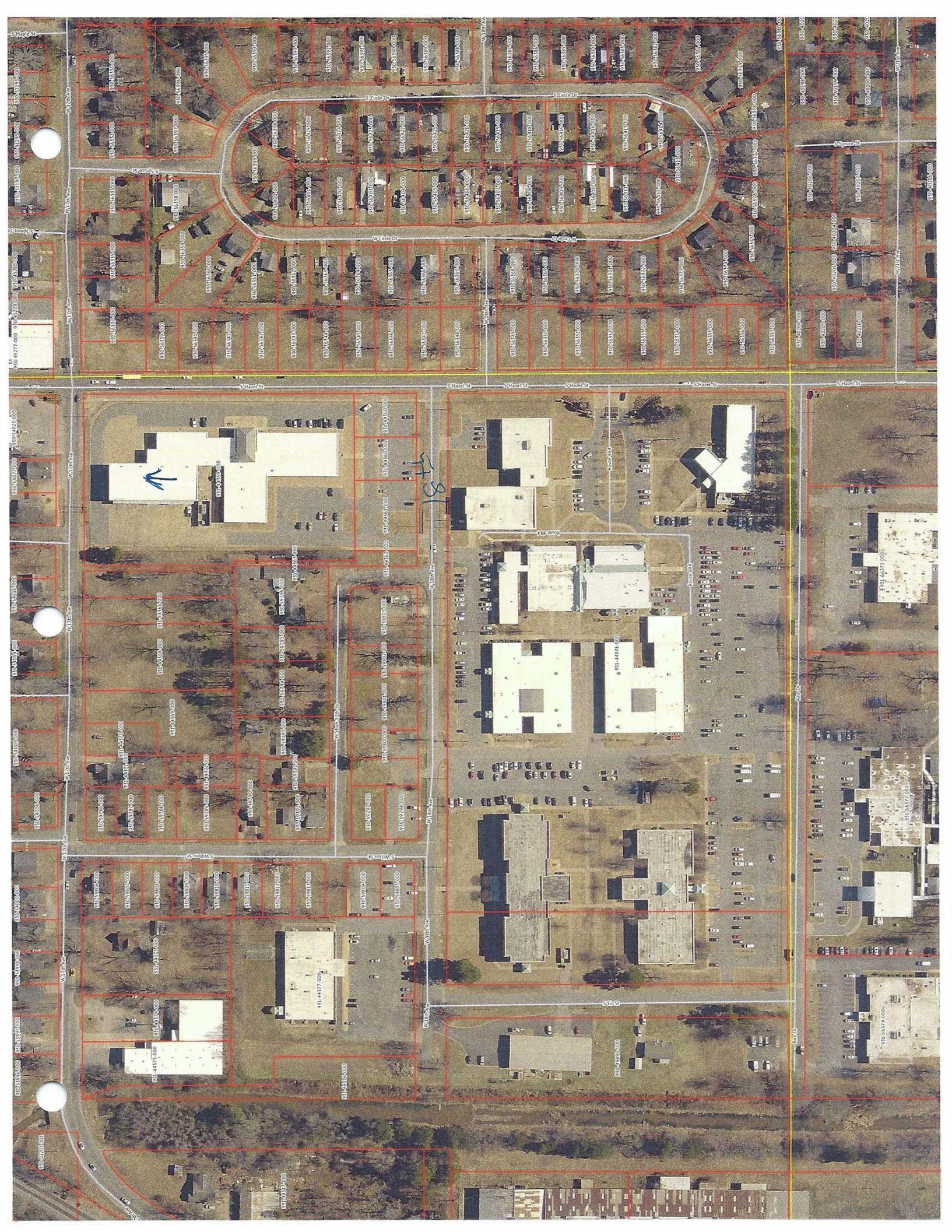
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HARDING DRAIN DIST
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1900
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PINES VOCATIONAL TECH SCHOOL
937-443-8780

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Parcel numbers visible on the map include:

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- 91-4118-000
- 91-4119-000
- 91-4120-000
- 91-4121-000
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- 91-4300-000

81



**RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION**

SUBJECT: Rezoning request by P3 Group – Representing Southeast Arkansas College to rezone approximately 5 acres from I-1 Light Industrial to R-HR, Residential High- Rise district. The property is found west of Hazel between Leslie Lea Drive and 22nd Avenue.

APPLICANT: P3 Group – Representing Southeast Arkansas College

ZONING AND LAND USES: I-1, Light Industrial

ZONING:	North:	I-1, Light Industrial	LAND USE:	North:	SE Arkansas Behavioral / Jenkins
	South:	Residential MF -21		South:	Apartments
	East:	I-1, Light Industrial		East:	SEARK Child Development Center
	West:	I-1, Light Industrial		West:	Interceptor Canal / Industrial Site

REVIEW COMMENTS

Based on the applicant’s statement this request is being made to accommodate development of student housing with a projected height of four stories. Two 166-unit housing complexes are proposed with the units to be constructed in two phases.

The current zoning is I-1, Light Industrial which is inappropriate for the area with existing land uses in place. The west side of the property is separated by Interceptor Canal which is a primary drainage basin which is approximately 120 feet wide. West of that rests a large tract of vacant property that abuts to the north with property housing the old Varco Pruden buildings.

Uses directly north of this parcel include Southeast Arkansas Behavioral Healthcare, Jenkins Services and the soon to be vacated Jefferson County Health Department. These parcels sit in between the affected property and the main campus of SEARK. Southeast Arkansas College owns the property to the east which is used a child development center.

The area to the south is zoned Residential Multi-family 21 and is operated as St. John Alexander Tower, a 3-story apartment complex.

The R-high rise zoning is intended for uses in areas where a high-rise residential structure can exist without negatively affecting the scale of the surrounding area.

REZONING

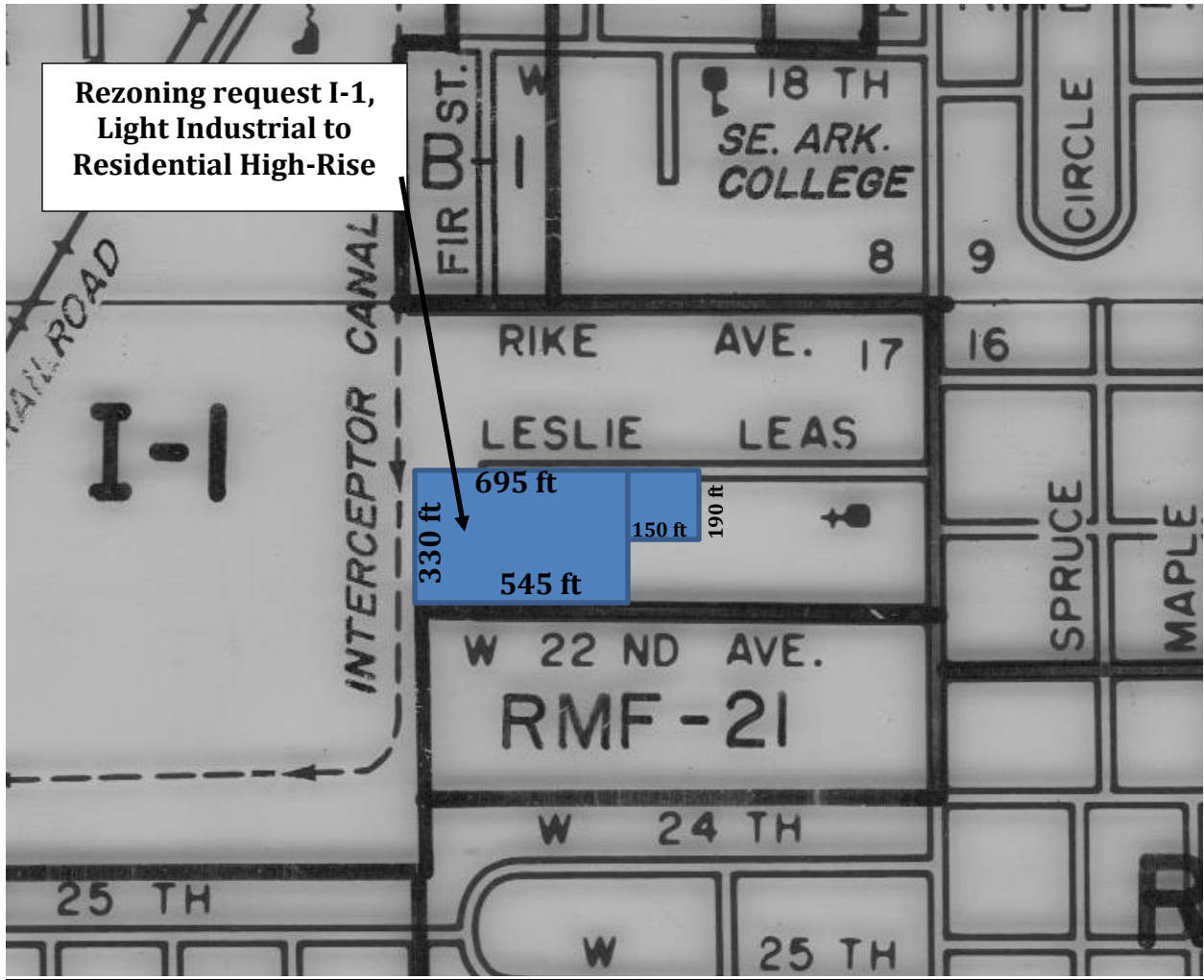
**AGENDA ITEM #10
2300 BLOCK of LESLIE LEA DRIVE
NOVEMBER 30TH, 2021**

Approval shall be based on the scale of the area, adjacent uses, area use patterns, traffic generation on a collector residential street. The height limit is 10 stories in this zone. Hazel Street serves the area as a minor arterial.

RECOMMENDATION

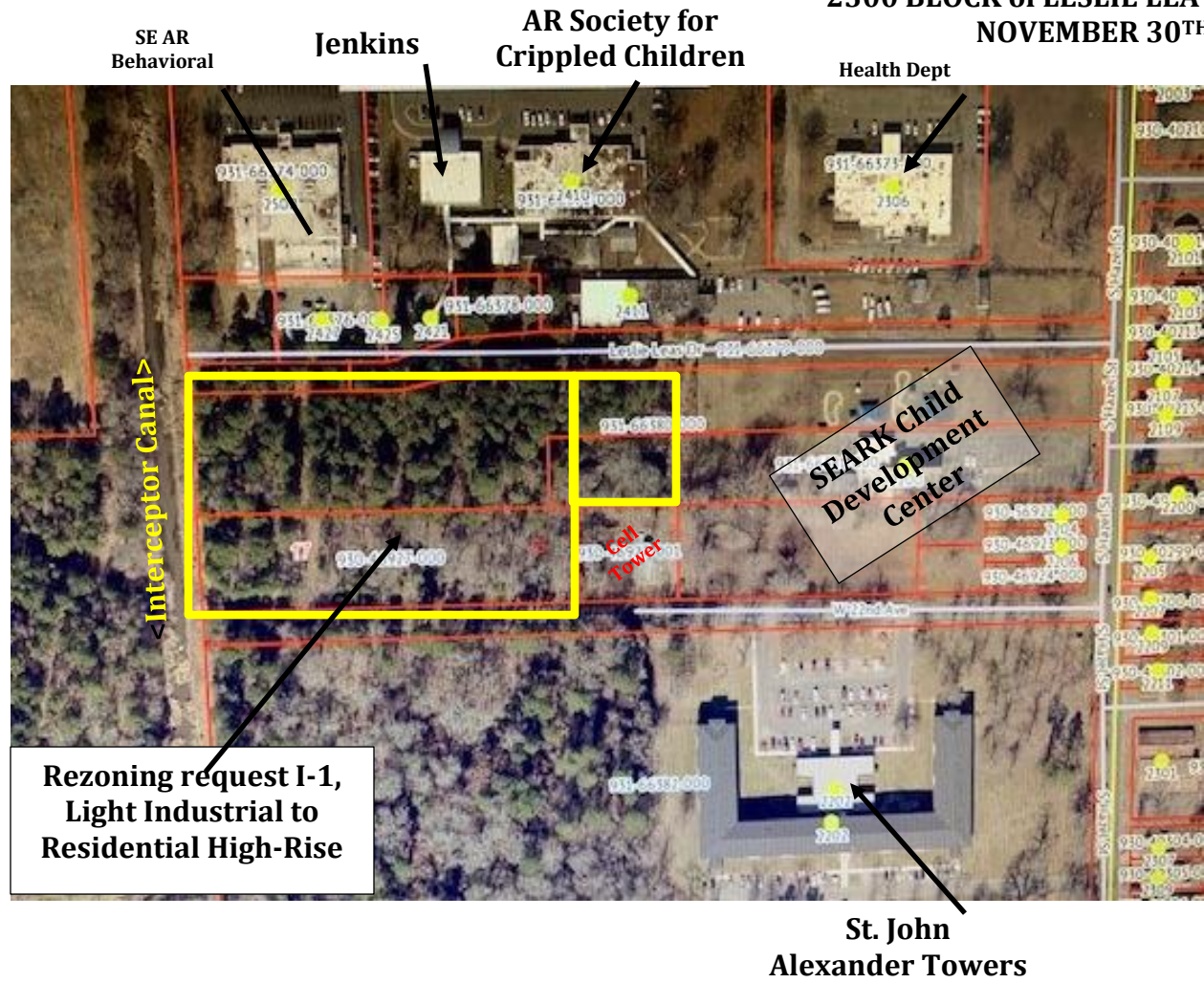
When taking a comprehensive approach to the area bound by W. 17th Avenue to W. 24th (where single-family housing exists to the south) and the area west of Hazel to Interceptor Canal most of the property is owned by Southeast Arkansas College and used for educational purposes. Expansion for educational purposes be it classroom or housing would supply a more reasonable and compatible use of property. The City's current land use plan shows the area public / semipublic while the draft version of the city's future land use plan shows the area as a seam residential with high density residential.

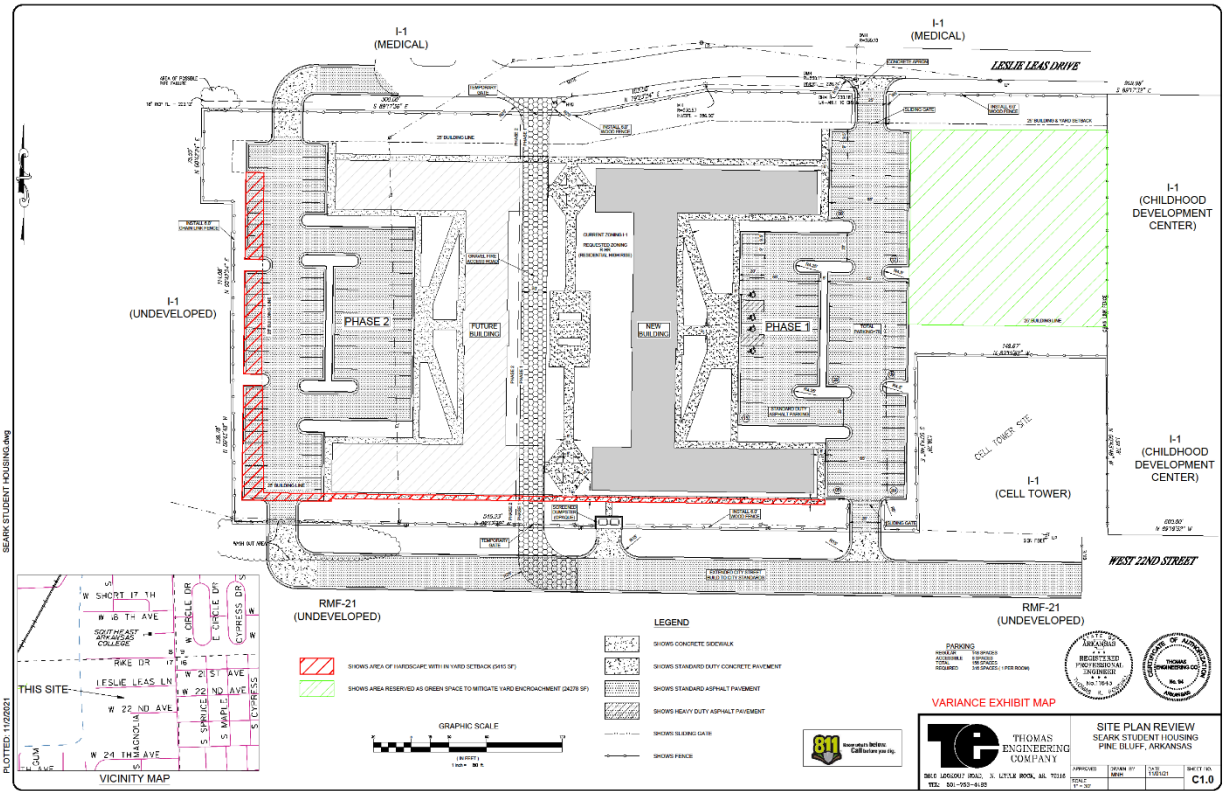
Based on the surrounding uses, proximity to SEARK's main campus and the characterizations in the land use plans staff recommends approval.



REZONING

**AGENDA ITEM #10
2300 BLOCK of LESLIE LEA DRIVE
NOVEMBER 30TH, 2021**





Case No. 2021-2024



CITY OF PINE BLUFF, ARKANSAS

Rezoning Application

Please fill out this form completely, supplying all necessary information and documentation to support your request. Your application will not be placed on the Planning Commission agenda until this information is provided.

Business Name & Nature of Business: P3 Group Inc

Property Location: (address or lot, block, or nearest intersection) Between Leslie Leas Drive and West 22nd Street

Property/Parcel ID No. 931-66380-000

Size of Property (acres): 5.0 ACRES

Current Zoning: I-1

Ward: 3

Applicant / Business Owner

Name: P3 Group Inc

Address: 2670 Union Avenue Extended, Suite 915
Memphis, Tn 38112

Telephone: 800-896-5502

Email: dbrown@thep3groupinc.com

Fax: 901-297-4132

Property Owner (Must be filled out if different)

Name: Ref: Dr. Steven Bloomberg Southeast Arkansas College

Address: 1900 South Hazel Street
Pine Bluff, Arkansas 71603

Telephone: 870-543-5904

Email: sbloomberg@seark.edu

Fax:

Brief description of request: SEE APPLICATION LETTER

Does the property have restrictive covenants: No (If yes, attach a copy of covenants)

Are there any special licenses for your business? No (Explain)

Has any zoning action /request been previously been made for this property: No

Additional information/comments:

11/1/2021

Applicant / Business Owner Signature

Date

PROPERTY OWNER(S) / AUTHORIZED AGENT CERTIFICATION: I (We), the undersigned, hereby certify under penalty of perjury that I (we) are the owner(s) of the property that is the subject of this application and I (we) have read this application and consent to its filing. (If signed by the authorized agent, a letter from each property owner must be provided certifying that the agent is authorized to act on his/her behalf.)

Dr. Steven Bloomberg 11/1/2021 | 11:39:43 AM PDT

Signature <u>Dr. Steven Bloomberg</u>	Date	Signature	Date
Printed Name Owner <input checked="" type="checkbox"/> or Authorized Agent		Printed Name Owner _____ or Authorized Agent	
(check one)		(check one)	

Submission Deadline: _____ Expected Planning Commission Meeting Date: _____

SEE REVERSE SIDE FOR SUBMISSION REQUIREMENTS

It is our intention to assist you in making your project a success in a timely manner. Please call if you have any questions or need assistance from the City of Pine Bluff Inspection & Zoning Department, 200 E. 8th Avenue, Pine Bluff, AR 71611 tel: (870)543-1845 fax: (870) 543-1854.

November 1st, 2021

Ms. Lakishia Hill, CFM
Zoning Official
City of Pine Bluff
Inspection & Zoning Department
200 East 8th Avenue
Pine Bluff, AR 71601

RE: Rezoning Application
Southeast Arkansas College (SEARK)
New Student Housing

Dear Ms. Hill:

Southeast Arkansas College (SEARK) is planning to construct a new student housing complex on 5.0 acres of its undeveloped property located between Leslie Leas Road Drive and W. 22nd Street. The complex is proposed to contain two, 4-storey, dormitory buildings, associated parking and green space. The property is currently undeveloped and zoned I-1. We are currently studying market conditions and therefore are proposing to construct the complex in two phases as shown on the included Site Development Plan.

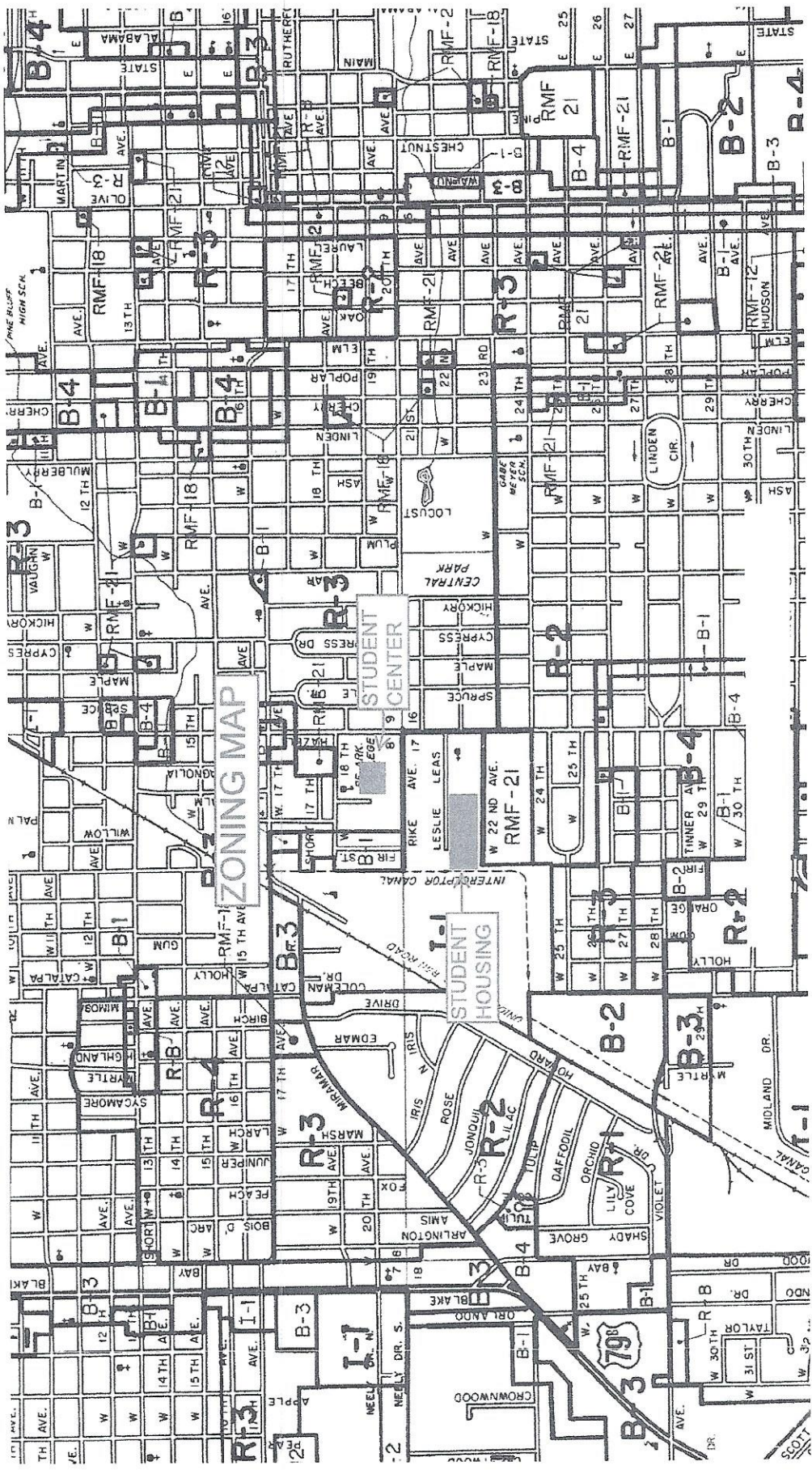
Per our discussions with you and your staff, we are requesting the property be rezoned to R-HR (Residential High-rise District). We request this item be placed on the City of Pine Bluff's Planning Commission's November 30th, 2021 agenda. Included with this letter are the following items in support of this application:

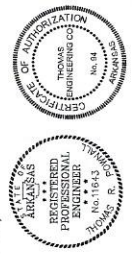
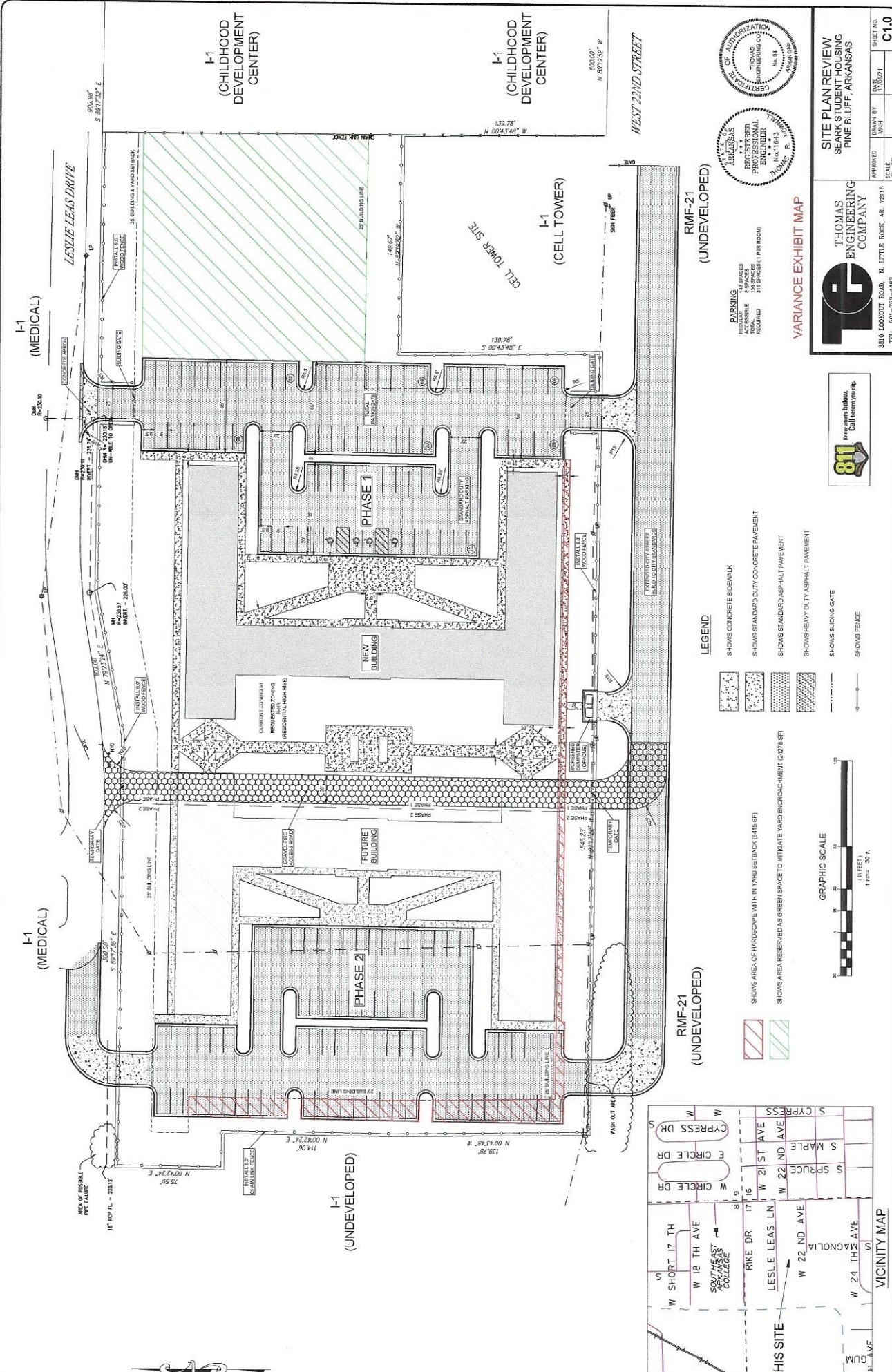
1. Rezoning Application.
2. Site Development Plan.
3. Zoning Map showing project location.
4. Application fee in the amount of \$125.00.

Please note as part of this development, we will be asking the Board of Adjustment for variances associated with the: parking, fence location and size; and yard paving.

Please feel free to contact me with any questions.

Jonnie Henderson
Representing THE P3 GROUP INC
513-400-9542





SITE PLAN REVIEW
SEARK STUDENT HOUSING
 PINE BLUFF, ARKANSAS

THOMAS ENGINEERING COMPANY
 3810 LOOKOUT ROAD, N. LITTLE ROCK, AR 72116
 TEL: 501-753-4483



VARIANCE EXHIBIT MAP

RMF-21 (UNDEVELOPED)

RMF-21 (UNDEVELOPED)

RMF-21 (UNDEVELOPED)

RMF-21 (UNDEVELOPED)

RMF-21 (UNDEVELOPED)

RMF-21 (UNDEVELOPED)

APPROVED DATE: 11/20/21
 DRAWN BY: [Name]
 SHEET NO. **C1.0**

PARKING
 1 SPACES
 1 SPACES
 115 SPACES / PER ROOM

LEGEND

- SHOWS CONCRETE SIDEWALK
- SHOWS STANDARD DUTY CONCRETE PAVEMENT
- SHOWS STANDARD ASPHALT PAVEMENT
- SHOWS HEAVY DUTY ASPHALT PAVEMENT
- SHOWS SLIDING GATE
- SHOWS FENCE
- SHOWS AREA OF HARDSCAPE WITH IN YARD SETBACK (S415 SF)
- SHOWS AREA RESERVED AS GREEN SPACE TO MITIGATE YARD ENCROACHMENT (2478 SF)

GRAPHIC SCALE
 1 inch = 50 ft.

VICINITY MAP

THIS SITE

THIS SITE



Parcel: 930-46927-000
As of: 11/5/2021 11:39:22 PM

ID: 45372

Jefferson County Report

Property Owner

Name:	SOUTHEAST ARK TECHNICAL COLLEGE
Mailing Address:	1900 S HAZEL ST PINE BLUFF, AR 71603
Type:	(ES) Ex. School
Tax District:	(031) 3 PINE BLUFF
Millage Rate:	61.30

Property Information

Physical Address:	
Subdivision:	NIXON & HOLMES ADD
Block/Lot:	N/A / 006
S-T-R:	17-06-09
Size (Acres):	N/A
Legal:	LOTS 6 THRU 27 EXC LOTS 13, 14 & 15

Market and Assessed Values

	Estimated Market Value	Full Assessed (20% Market Value)	Taxable Value
Land	N/A	N/A	N/A
Building	N/A	N/A	0
Totals	N/A	N/A	N/A

Taxes

Estimated Taxes:	0
Homestead Credit:	0
<p>Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.</p>	
<p>Status: (EX) - Exempt</p>	

Special Assessments

Assessment	Tax Amount
HARDING DRAIN IMP. DISTR.	\$11.68
Total \$11.68	

Note: Due to rounding errors, please contact the Tax Collector for the exact taxes owed. ☎ 870-541-5313

Land

Land Use	Size	Units
890 X 140, THERE IS	18.000	House Lot
Total	18.00	

Deed Transfers

Deed Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
7/17/1998	695	307	Warr. Deed	N/A	N/A	SOUTHEAST ARK TECHNICAL COLLEGE	N/A	N/A
9/23/1997	684	337	Trust Deed	N/A	N/A	NATIONAL BANK OF COMMERCE TR	N/A	N/A
10/30/1989	593	748 & 751	N/A	N/A	N/A	N B C TRUSTEE	N/A	N/A
8/26/1963	322	445	N/A	N/A	N/A	ROBINETTE JOSEPH	N/A	N/A

Reappraisal Value History

Tax Year	Total Value	Total Assessed
2020	N/A	N/A
2019	N/A	N/A
2018	N/A	N/A
2017	N/A	N/A
2016	N/A	N/A
2015	N/A	N/A

Map



**RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION**

SUBJECT: Comprehensive Plan

APPLICANT: City of Pine Bluff

ZONING AND LAND USES: General

ZONING:	North:	Multiple zones	LAND USE:	North:	Multiple Uses
	South:	Multiple zones		South:	Multiple Uses
	East:	Multiple zones		East:	Multiple Uses
	West:	Multiple zones		West:	Multiple Uses

REVIEW COMMENTS

The city engaged Crafton Tull for an upgrade to the existing Comprehensive Plan. The plan has gone through several public hearings and the final draft has been placed on the Planning website for months.

The plan can be viewed at www.searpc.com

RECOMMENDATIONS

Recommend forwarding to City Council with a recommendation for adoption.