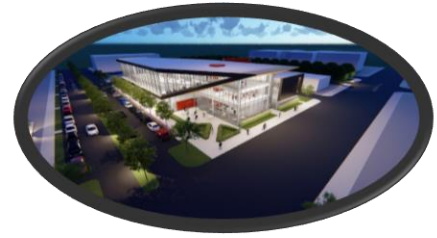


**CITY OF PINE BLUFF
PLANNING COMMISSION
NOVEMBER 29TH, 2022 4:00 P.M.
PINE BLUFF CONVENTION CENTER**



AGENDA

CALL TO ORDER

CONSIDERATION OF MINUTES: October 25th, 2022, meeting

OLD BUSINESS:

1. Use Permit on Review Request (UPOR) by Lumond Rhodes, Jr. to establish a private club at 1520 S. Main Street in a B-4, General Commercial zone.
2. Use Permit on Review Request (UPOR) by Homes of Choice Management Group LLC to build cabin structures within an approved RV park at 3420 Highway 65 South. The property is zoned B-3, Highway Commercial.

NEW BUSINESS:

3. Street closing request to close the 2400 block of South Fir Street between 24th and 25th Avenues.
4. Use Permit on Review Request (UPOR) by Emmitt Webb Jr. to operate a restaurant in an Industrial zone at 3006 W. 6th Avenue.
5. Request to rezone five acres from A-R, Agriculture / Residential to R-1, Residential. The property is located at 5401 Brinkley Road.
6. Staff request to change the zoning classification in the area of 2800-3200 Catalpa from I-1, Light Industrial to B-4, General Commercial.

COMMITTEE REPORTS: NONE

OTHER ITEMS

Election of Officers

ADJOURNMENT

Complete Agendas can be found online at www.searpc.com . Click on the calendar date of the meeting.

**RECOMMENDATION
 TO THE
 PINE BLUFF PLANNING COMMISSION**

SUBJECT: Use Permit on Review Request (UPOR) by Lumond Rhodes, Jr. to establish a private club at 1520 S. Main Street in a B-4, General Commercial zone. **(Tabled at 10-25-22 meeting)**

APPLICANT: Lumond Rhodes, Jr.

ZONING AND LAND USES: B-4, General Commercial

ZONING:	North:	B-4, General Commercial	LAND USE:	North:	Residence
	South:	B-4, General Commercial		South:	Pastry shop / Chocolate shop
	East:	B-4, General Commercial		East:	Commercial / Real Estate Ofc / Res.
	West:	B-1, Neighborhood Bus		West:	Residence

HISTORY

2019-4-30 - UPOR - to operate as a Cigar Lounge - Approved

REVIEW COMMENTS

Applicant requests approval to operate as a Private Club. The site is currently a Cigar Lounge with beer sales and was approved by the Commission in 2019. Private clubs require Planning Commission approval in the B-4 zone. The request is being made to allow for mixed drink sales on premise which requires private club designation for Alcohol Beverage Control (ABC) approval.

During the 2019 review planning staff expressed concerns with inadequate parking belonging to the 1520 address. Since that time staff has noted no issues with parking. Also, in 2021 the city took control of this portion of Highway 63 (Main Street) which eliminated the state requirement limiting parking on the street.

RECOMMENDATION

Staff recommends approval subject to ABC licensing requirements.

UPOR

**AGENDA ITEM #1
1520 S. MAIN
NOVEMBER 29TH, 2022**



Front of building



Front of adjoining of property (north side) and adjoining building.



Adjoining building and property on south



Rear of building



Rear of property looking south toward Subway



Rear of property - parking



Rear of property - parking



Rear of building back yard with fenced entertainment area



16th view west across Main



Parcel east of request

Case No. 2022-1706



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: Man Cave Cigars LLC

Business Location: (address or lot, block, or nearest intersection) 1520 South Main
Pine Bluff, Ar 71601 Property/Parcel ID No. 930-26791-000

Size of Property (acres): _____ Current Zoning: _____ Ward: _____

Applicant / Business Owner

Name: Lumand E. Rhoads Jr
Address: 1401 S. Main
Pine Bluff, Ar 71601
Telephone: 870-550-4780
Email: lumounda@hotmail.com
Fax: 870-619-1685

Property Owner (Must be filled out if different)

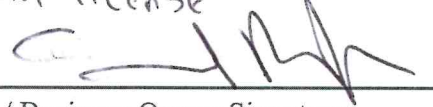
Name: _____
Address: _____
Telephone: SAME
Email: _____
Fax: _____

Who will run the business? owner/operator Number of employees: 3

Number of off-street parking spaces required: 20 plus Number provided: _____

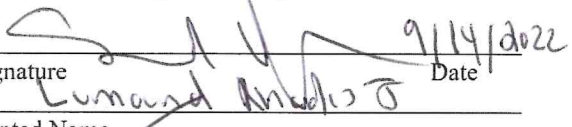
Are there any special licenses for your business? _____ (explain) _____

We have tobacco license, Beer Premise Will you require a sign? yes
Alcohol license



9/14/2022
Date

Applicant / Business Owner Signature

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>9/14/2022</u>	Signature	Date
<u>Lumand Rhoads Jr</u>		Signature	Date
Printed Name		Printed Name	
Owner <input checked="" type="checkbox"/> or Authorized Agent <u>SAME</u>		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.

YOUR APPLICATION WILL NOT BE ACCEPTED WITHOUT A DRAWING OF THE PROPERTY

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

1. What is the current zone and use of the property?

B4 Zone - It's a cigar lounge currently
with a Beer Premise License.

2. What is the proposed use and zone you are requesting?

To change entities from Entertainment Hall
to a private club

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

We (Man Cave Cigars LLC) are currently asking the Pine Bluff Zoning Commission to grant us permission to apply for mixed Alcohol License with Alcohol Beverage Control. We currently hold a Premise Beer Retail License with ABC. We are applying for this license, which will make us more competitive with other cigar lounges throughout the state of ARKANSAS. We ~~still~~ will be operating a clean nice safe establishment as before. We are only asking for a private club license, because this is a requirement of the State of Arkansas for this license.

Articles of Organization for Domestic LLC

Filing Information

Filing Act: 1003 of 1993
Entity Name: MAN CAVE CIGAR LOUNGE LLC.
File Date: 2018-01-19 13:49:58
Effective Date: 2018-01-19
Filing Signature: LUMOUND EDWARD RHODES JR

Registered Agent:

First Name: LUMOUND
Middle Name: EDWARD
Last Name: RHODES
Suffix: JR
Address 1: 1401 SOUTH MAIN
City: PINE BLUFF
State: AR
Zip: 71601
Country: USA
Phone: 870-550-4780
Email: LUMOUND@HOTMAIL.COM

Officers

First Name: LUMOUND
Middle Name: EDWARD
Last Name: RHODES
Suffix: JR
Title: Incorporator/Organizer
Address 1: 1401 SOUTH MAIN
City: PINE BLUFF
State: AR
Zip: 71601
Country: USA

First Name: TOKEMMA
Last Name: RHODES
Title: Member
Address 1: 1401 SOUTH MAIN
City: PINE BLUFF
State: AR
Zip: 71601
Country: USA

Principal

Entity Name: MAN CAVE CIGAR LOUNGE LLC
Address 1: 1415 SOUTH MAIN SUITE 2
City: PINE BLUFF
State: AR
Zip: 71601
Country: USA
Phone Number: 870-550-4780
Email Address: LUMOUND@HOTMAIL.COM

STATE OF ARKANSAS

DEPARTMENT OF FINANCE AND ADMINISTRATION
ALCOHOLIC BEVERAGE CONTROL DIVISION
LITTLE ROCK, ARKANSAS



ALCOHOLIC BEVERAGE PERMIT

Permit Type

RETAIL BEER ON PREMISES

PERMITTEE

1520 SOUTH MAIN STREET

Pine Bluff

MAN CAVE CIGAR
35 - JEFFERSON

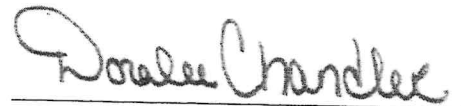
This permit shall not be deemed a property or vested right, is NOT transferable or assignable, and may be revoked at any time pursuant to law. This Permit shall remain valid until suspended, cancelled or revoked so long as the annual permit fee shall be paid as required by law.

07/01/2022

06/30/2023

Date Issued

Expires

A handwritten signature in cursive script that reads "Donalyn Chandler".

Administrator

THIS PERMIT MUST BE DISPLAYED IN A CONSPICUOUS PLACE



BAR AREA





As of: 9/13/2022

Property Owner

Name: RHODES AUTO BROKERS LLC

Property Information

Physical Address: 1520 S MAIN ST

Mailing Address: 1401 S MAIN ST
PINE BLUFF, AR 71601

Subdivision: HARDING D ADD

Block / Lot: 060 / N/A

Type: (CI) Comm. Impr.

S-T-R: 10-06-09

Tax Dist: (031) 3 PINE BLUFF

Size (Acres): 0.102

Millage Rate: 61.30

Extended Legal: BLK 60, N 37 FT OF S 77 FT OF E 120 FT

Market and Assessed Values

Taxes

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value	Estimated Taxes:	\$284
Land:	\$4,450	\$890	\$890	Homestead Credit:	\$0
Building:	18700	3740	3740	Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.	
Total:	\$23,150	\$4,630	\$4,630	Status: (N) - No Adj	

Special Assessments

Assessment	Tax Amount
HARDING DRAIN IMP. DISTR.	\$0.88
Total	\$0.88

Land

Land Use	Size	Units
37*120	4440.000	Sq.Ft
Total	4,440.000	

Deed Transfers

Deed Date	File Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
11/30/2018	12/10/2018	1012	692	Warr. Deed	36.30	\$11,000	RHODES AUTO BROKERS LLC	Change After Sale	Improve d
12/29/2017		998	556 - 568	Quit Claim			YOUTH ENGAGEMENT SERVICES	N/A	Land Only
2/12/1998		689	536	Trust Deed			PINE BLUFF NATIONAL BANK TRUSTEE	N/A	N/A
1/29/1981		508	318	N/A			BURROUGHS -SMART TRUST	N/A	N/A

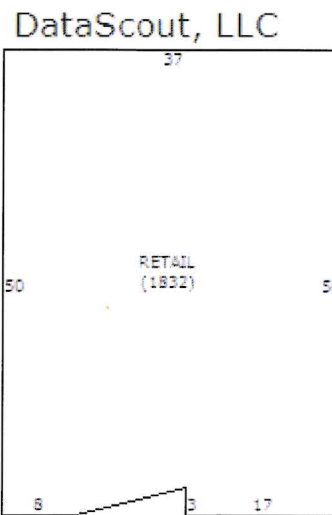
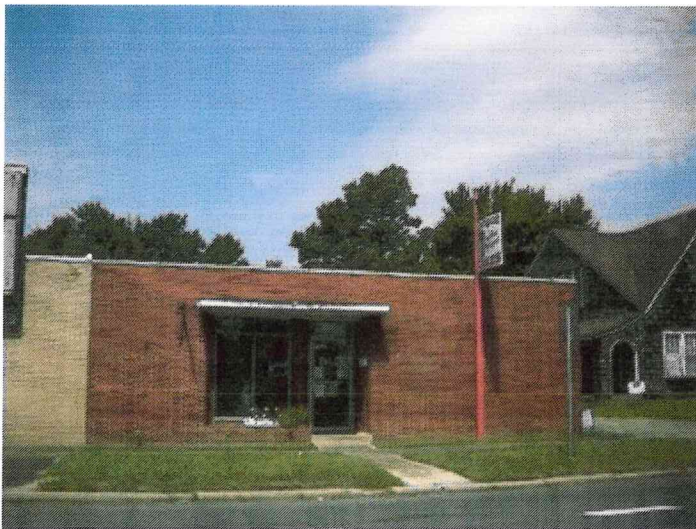
Details for Commercial Card 1

Business Name(s): NIC NACS

Number of Units:

Site Work: Prep;
Foundation: N/A
Floor Struct: N/A
Struct. Frame: Wood
Exterior Walls: N/A
Ext. Wall Load: NonLoadB
Roof Struct.: N/A
Roof Cover: N/A

Total Floor Area: 1832
Floor Cover: N/A
Ceilings: 01
Interior Finish: N/A
Insulation: N/A
Appliances: 05
Plumbing: Lavatory
Electric: Avg.B
Misc: 00



Building 1

Age/YC	Condition	Effective Age	Stories	Grade
1966	Average	35	1	D3

Avg. Floor Area: 1832
Avg. Perimeter: 177
No. Floors: 1
Avg. Floor Hgt: 10

Common Wall:
Total Floor Area: 1832
Total Height: 10
Unit Multiplier:

Occupancy	Heating/Cooling	Sprinkler
Primary Retail Stores	WrmCl Air	N/A
Secondary N/A	N/A	N/A

Outbuildings and Yard Improvements

Item	Type	Size/Dim	Unit Multi.	Quality	Age
Paving	AS2ON2	36x110			

Map



**RECOMMENDATION
 TO THE
 PINE BLUFF PLANNING COMMISSION**

SUBJECT: Use Permit on Review Request (UPOR) by Homes of Choice Management Group LLC to build cabin structures within an approved RV park at 3420 Highway 65 South. The property is zoned B-3, Highway Commercial. **(Tabled at 10-25-22 meeting)**

APPLICANT: Fredrick Jackson

ZONING AND LAND USES: **B-3, Highway Commercial**

ZONING:	North:	B-3, Highway Commercial	LAND USE:	North:	Aureli Trailer Park
	South:	R-1, Residential		South:	Vacant farmland / wetland
	East:	B-3, Highway Commercial		East:	Single family residential
	West:	B-3, Highway Commercial		West:	Commercial RV City

HISTORY

2019-7-30 - UPOR - to establish a RV park - Approved

REVIEW COMMENTS

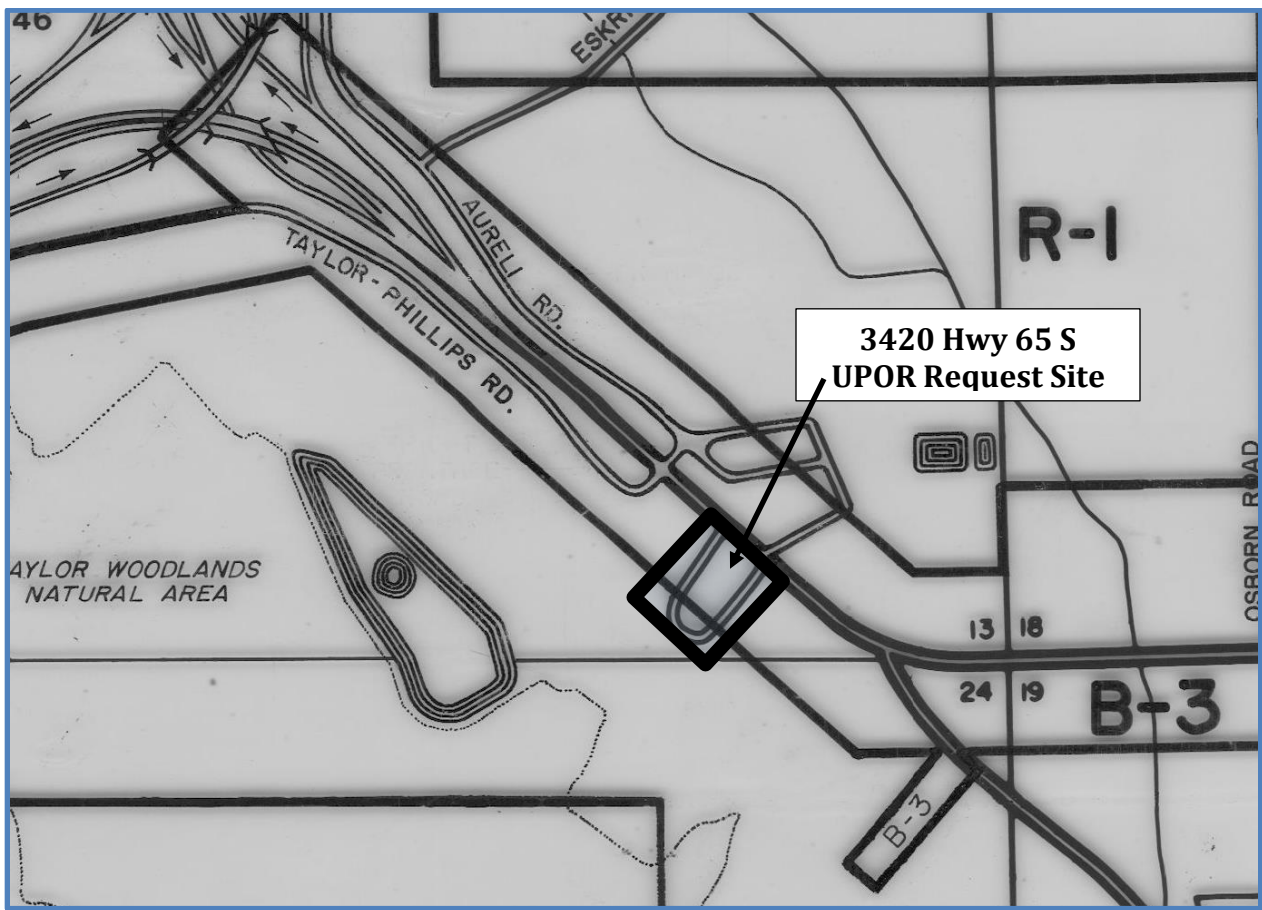
In 2019 applicant came before the commission requesting approval to establish a recreational vehicle park at this location. The site had previously been a RV/mobile home park and at the time still housed a few mobile homes. The commission approved that request. Specific identification of a RV park is not listed in any zone in the zoning ordinance and the closest classification in the B-3 section is the multifamily use. Although different than a mobile home park the use is similar and the reference to mobile home park states it must adjoin either a city truck route or a state or federal highway such as Highway 65 South.

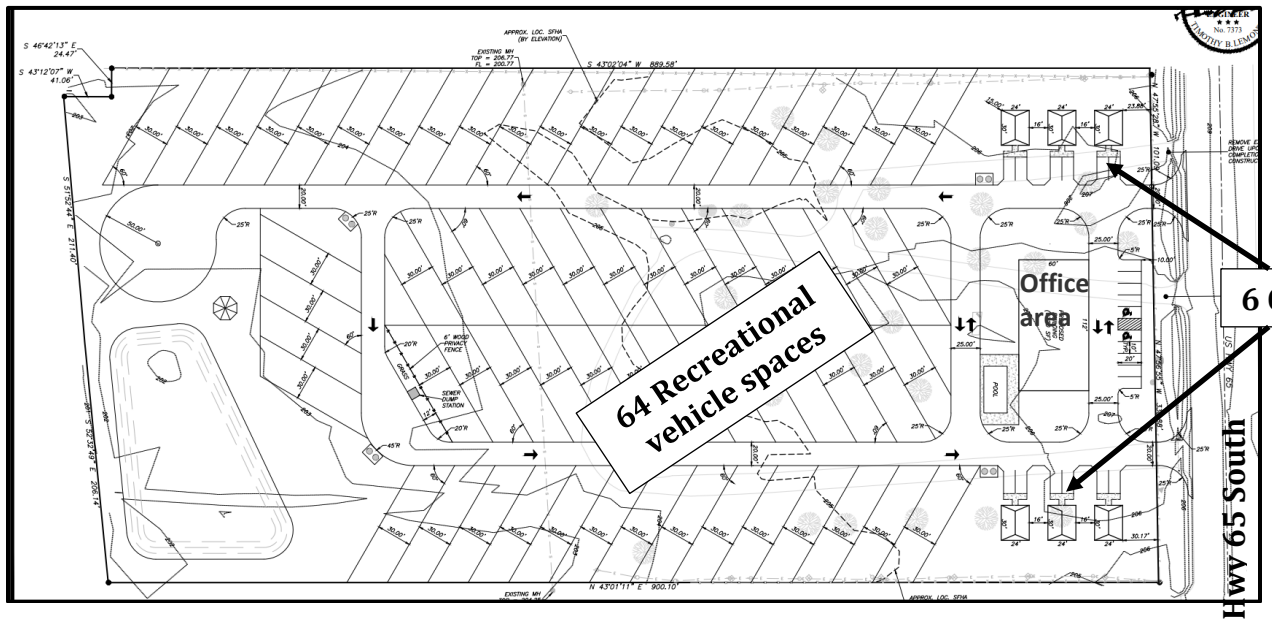
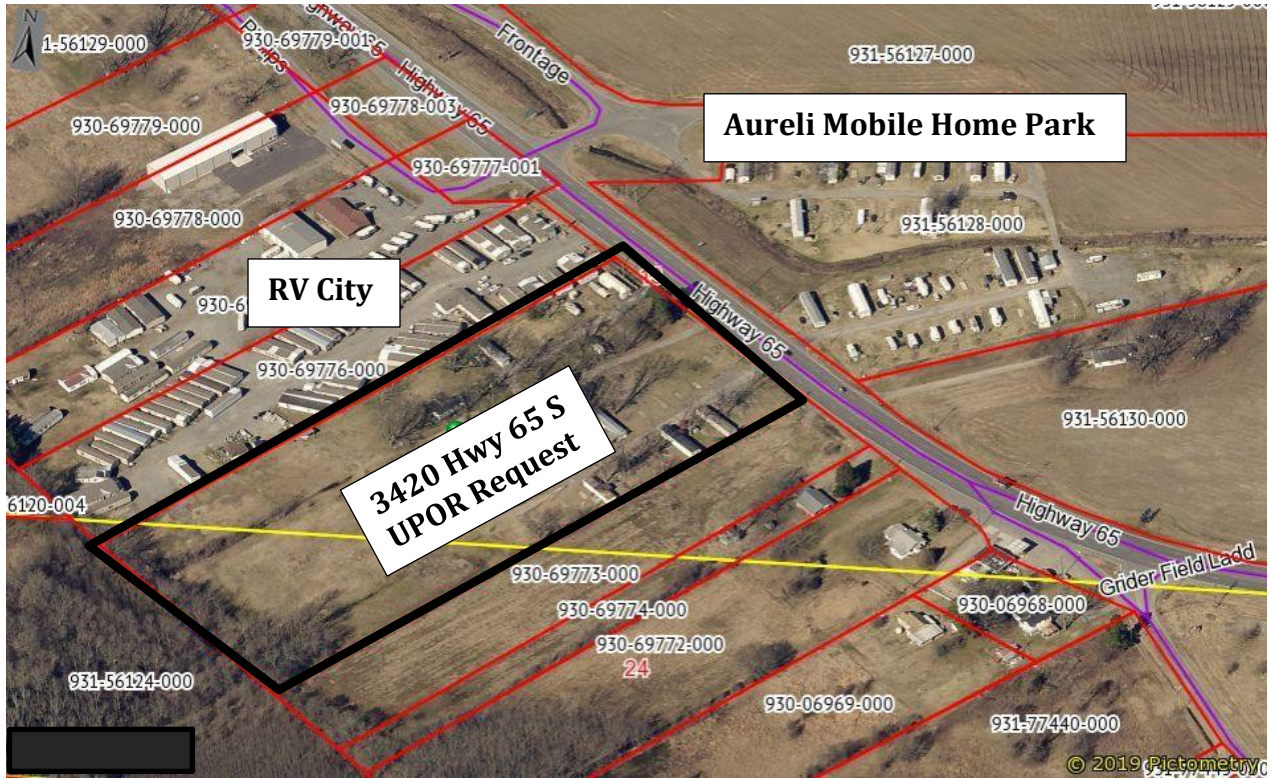
At the 2019 meeting Mr. Jackson noted that he intended to make improvements to the property including an office and pool. The change to that approved request is the addition of six small cabins on the side of both front entrances as noted on the drawing on page 3. Staff researched RV parks and campgrounds and noted several different layouts including a couple with small structures in the front for temporary residential use. These were mostly in tourist areas or KOA facilities.

RECOMMENDATION

Given the previous RV park approval staff feels the cabin addition will enhance the appearance from the highway while providing temporary housing under the umbrella of a multifamily development. Approval is recommended with the same conditions as recommended in the 2019 recommendation and approval. Those conditions were:

- Fire and Inspection department approval; and
- Proper space identification (addressing) for emergency services purpose.







South view from Hwy 65 South



South view from Hwy 65 South



RV City to northwest and office building forms



West from Hwy 65



Office site footing



RV Space stub outs

Case No. 2022-1782



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: Twin Fountains RU Park

Business Location: (address or lot, block, or nearest intersection) 3420 Hwy 65 - South Pine Bluff, AR 71601 Property/Parcel ID No. _____

Size of Property (acres): 9.78 Current Zoning: _____ Ward: _____

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

Name: Twin Fountains RU Resort Name: Fredrick Jackson

Address: 3420 Hwy 65-S Address: PO Box 20176

PO Box 20176 White Hall, AR 71612 White Hall, AR, 71612

Telephone: 870-536-5444 Telephone: 972-989-2296

Email: homesofchoice@yahoo.com Email: fredrickjackson@xchoo.com

Fax: _____ Fax: _____

Who will run the business? Fredrick Jackson Number of employees: N/A

Number of off-street parking spaces required: _____ Number provided: N/A

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

Will you require a sign? _____

9-21-22

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. <i>(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.)</i>			
Signature _____ Date _____	Signature _____ Date _____		
Printed Name Owner _____ or Authorized Agent _____ <small>(Check one)</small>	Printed Name Owner _____ or Authorized Agent _____ <small>(Check one)</small>		

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.

YOUR APPLICATION WILL NOT BE ACCEPTED WITHOUT A DRAWING OF THE PROPERTY

DETAILED PLANS:

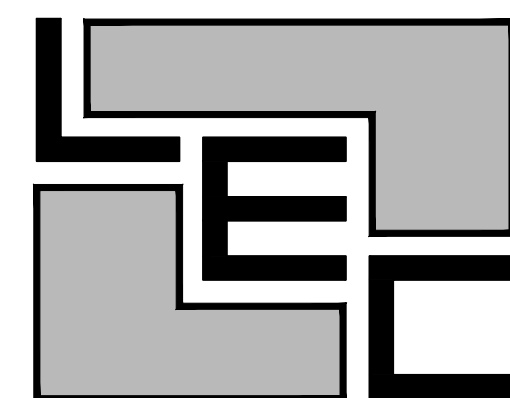
CHOICE RV PARK

PART OF SECTIONS 13 & 24, T-6-S, R-9-W
CITY OF PINE BLUFF, JEFFERSON COUNTY, ARKANSAS

DECEMBER 2020
REVISED: OCTOBER 5, 2022

PREPARED FOR:

HOMES OF CHOICE MANAGEMENT GROUP, LLC
P.O. BOX 20176
WHITE HALL, ARKANSAS 71612



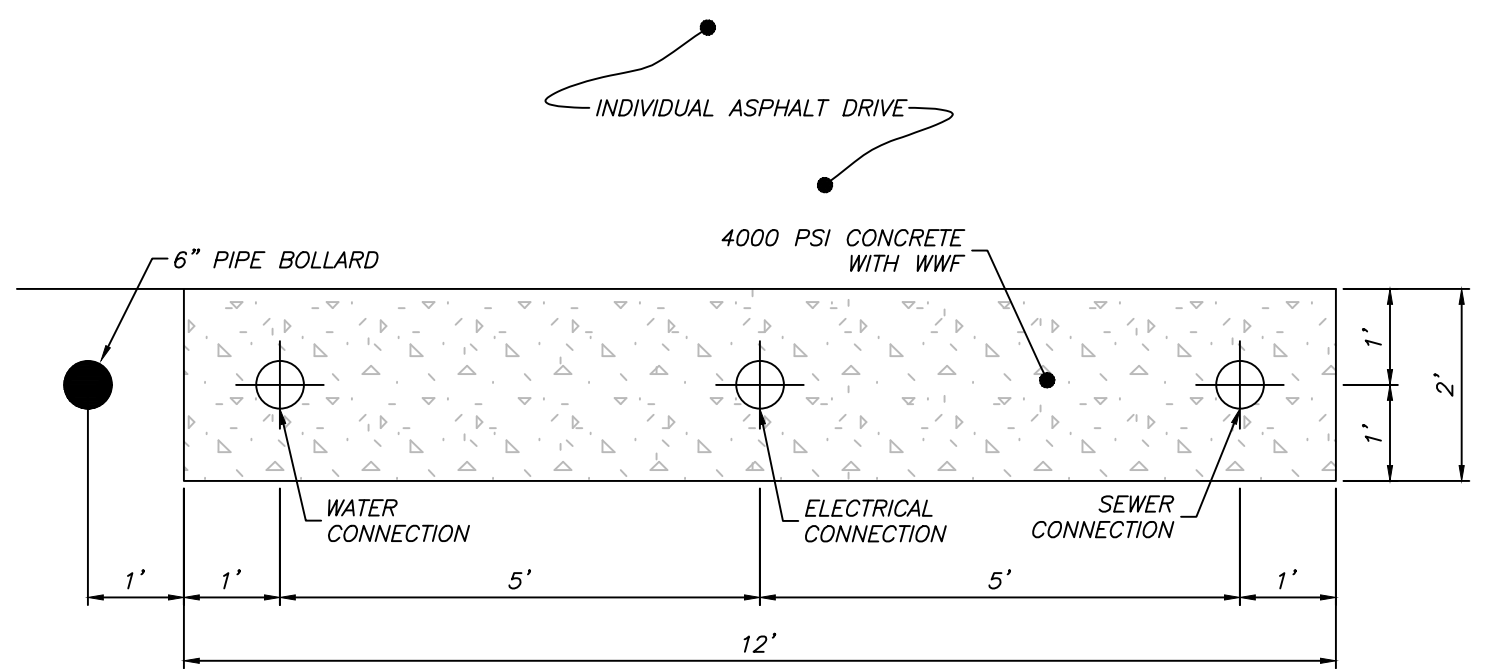
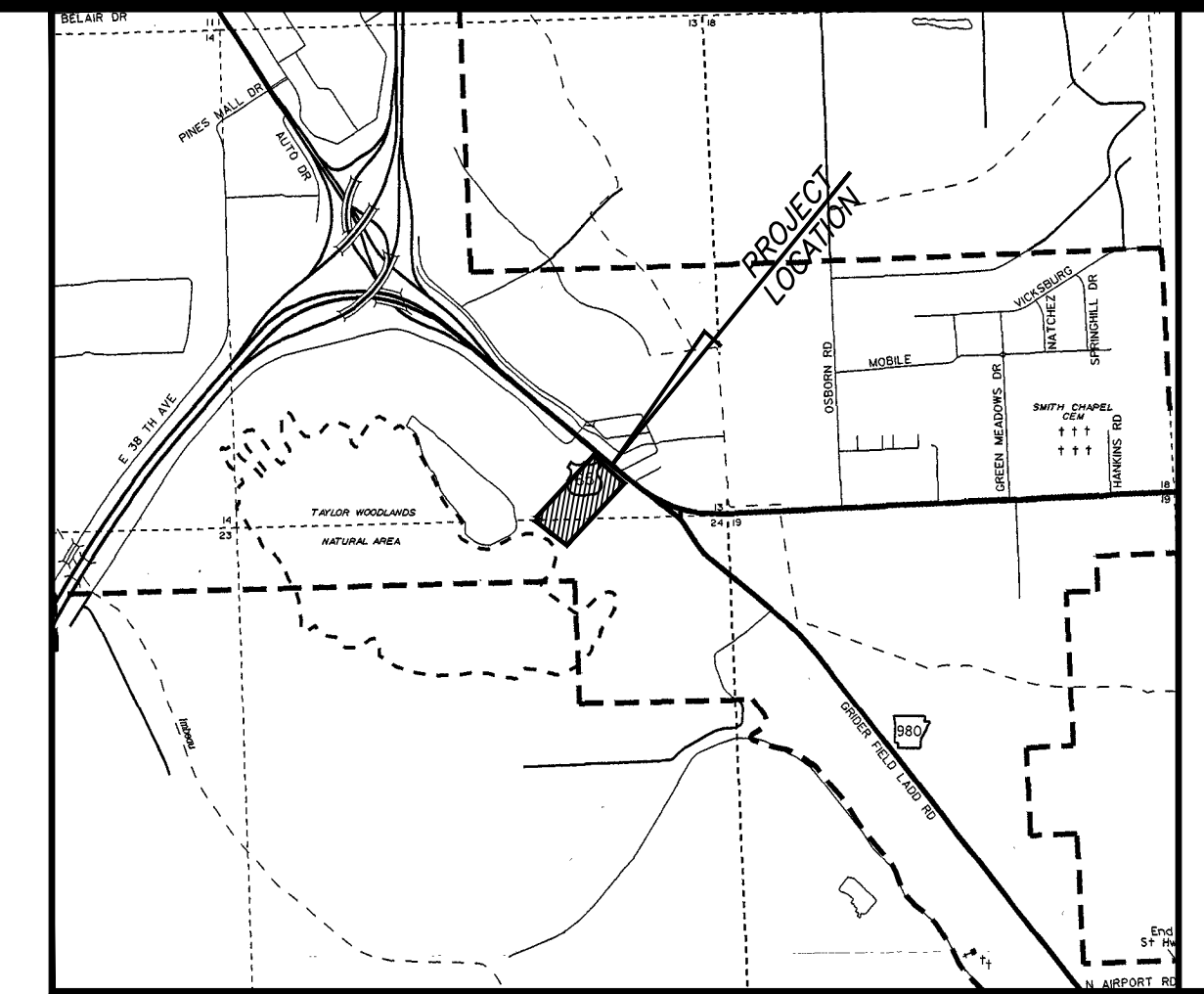
Prepared By:

LEMONS ENGINEERING CONSULTANTS, INC.
204 CHERRY STREET
CABOT, ARKANSAS 72023

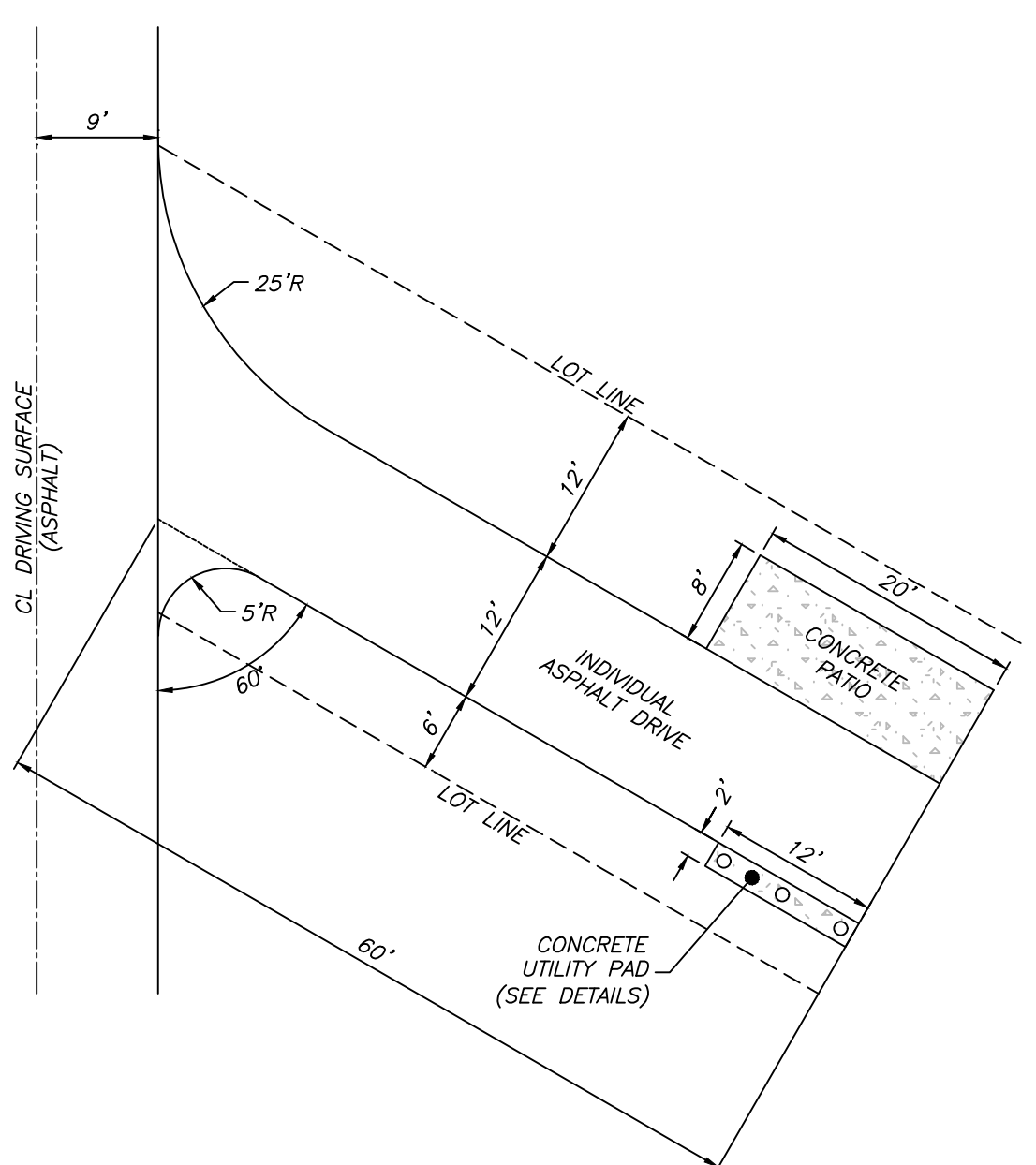
ENGINEERING • SURVEYING • PLANNING

INDEX OF SHEETS

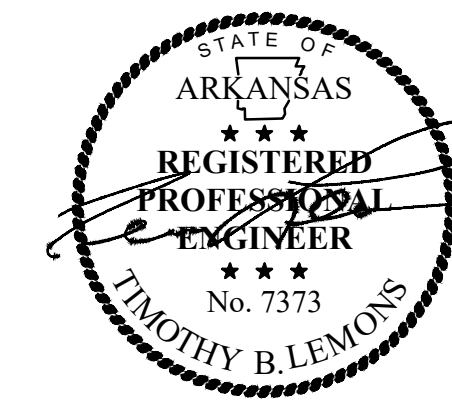
Site Plan	1
Grading Plan	2
Water Layout	3
Sewer Layout	4
Sewer Plan/Profile	5
Erosion Control	6



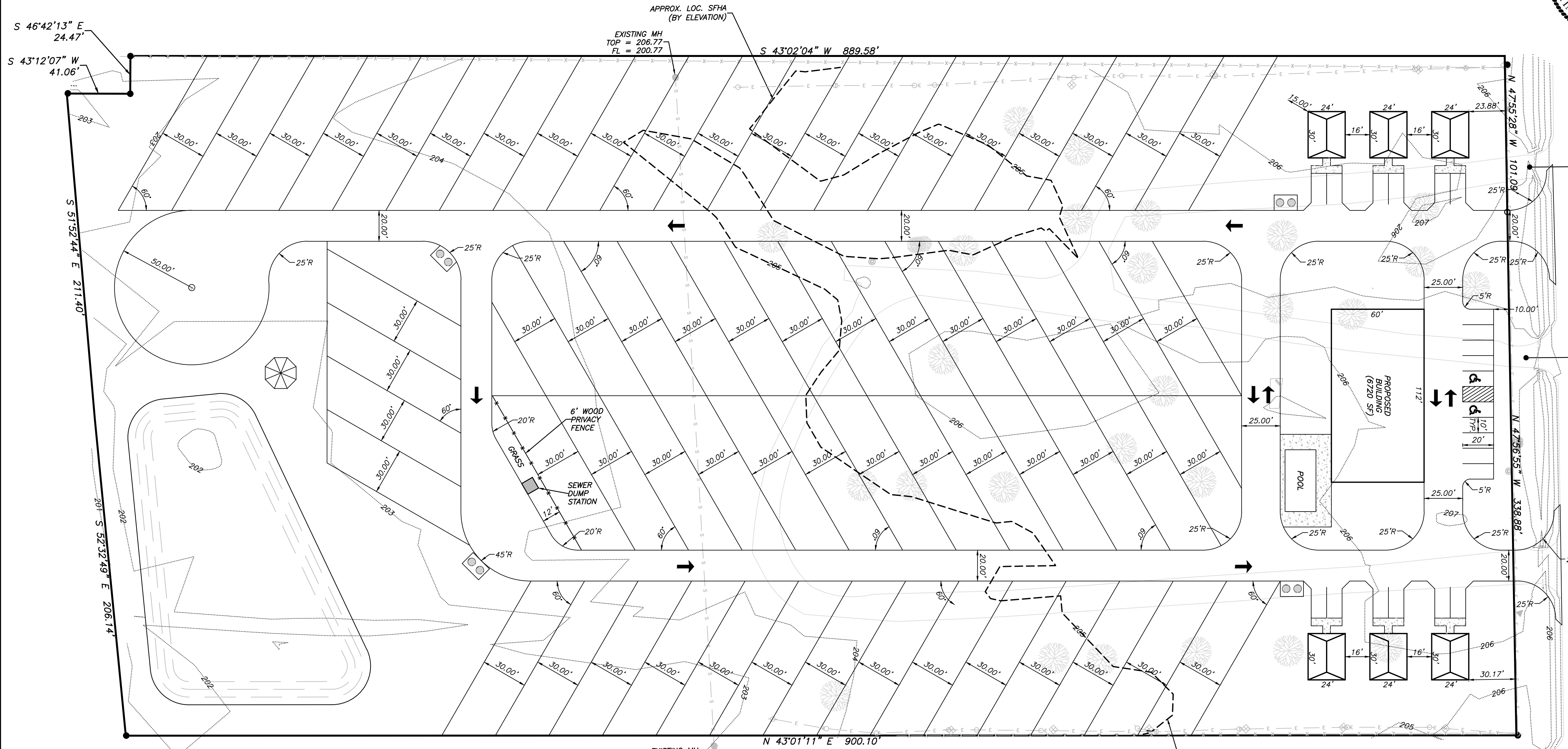
DETAIL - UTILITY PAD FOR LOT NTS



INDIVIDUAL LOT PAN (30' SPACE) NTS



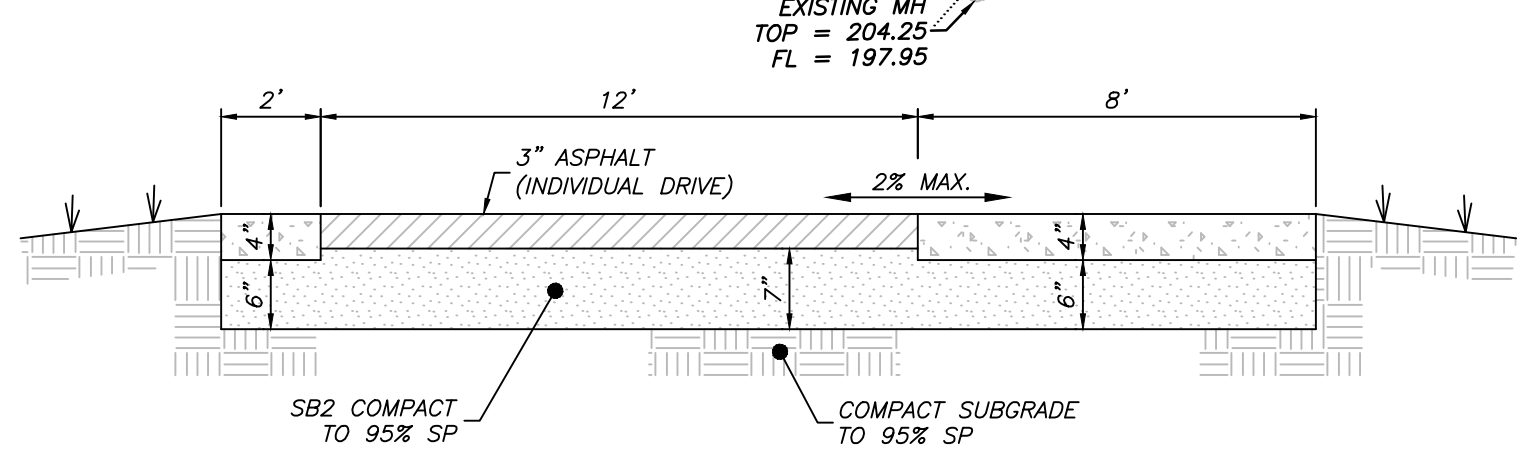
CERTIFICATE OF ENGINEERING ACCURACY:
 I, TIMOTHY B. LEMONS, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A PLAT MADE BY ME, OR UNDER MY SUPERVISION, AND THAT ENGINEERING REQUIREMENTS OF THE CABOT UNIFIED DEVELOPMENT CODE HAVE BEEN COMPLIED WITH.
 DATE: _____
 TIMOTHY B. LEMONS, REGISTERED PROFESSIONAL ENGINEER NO. 7373, ARKANSAS



CERTIFICATE OF OWNERS:
 WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.
 DATE: _____ OWNER: _____
 DATE: _____ OWNER: _____

LEGAL DESCRIPTION:
 LOT 3, WOODLAND ADDITION TO THE CITY OF PINE BLUFF, ARKANSAS, AS FILED FOR RECORD IN PLAT BOOK 4, PAGE 64 OF THE JEFFERSON COUNTY RECORD.

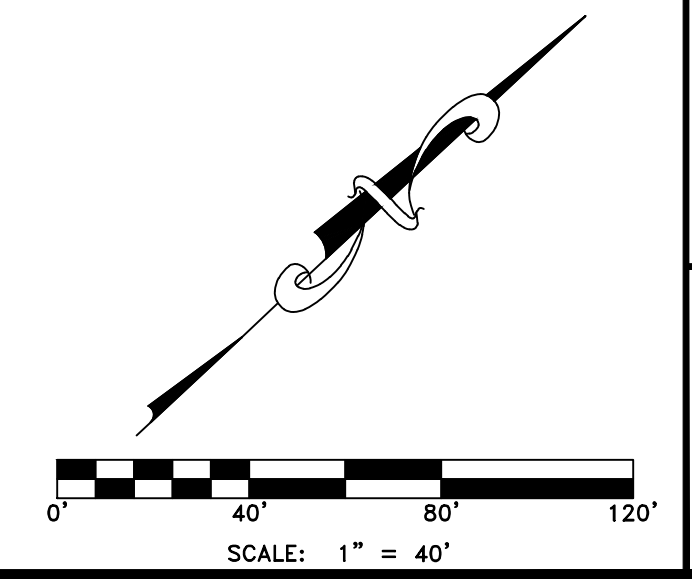
FLOOD NOTE:
 BASED ON FIRM COMMUNITY PANEL NO. 05069C0305D, PANEL 305 OF 600, WITH AN EFFECTIVE DATE OF MARCH 16, 2009, THIS PROPERTY APPEARS TO BE LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AND ZONE AE (BASE FLOOD ELEVATIONS DETERMINED).



TYPICAL LOT SECTION NTS

- GENERAL NOTES:**
- 1.) PROPERTY WAS PREVIOUSLY USED FOR MOBILE HOMES.
 - 2.) PROPOSED USE IS FOR RV.
 - 3.) IRON PINS SET AT ALL LOT CORNERS.
 - 4.) EASEMENTS TO BE USED FOR ACCESS, UTILITIES, AND DRAINAGE.
 - 5.) PAVEMENT STRUCTURE TO BE VERIFIED BY GEOTECHNICAL ENGINEER.
 - 6.) FOR UTILITY INFORMATION, SEE WATER AND SEWER LAYOUTS.
 - 7.) BOUNDARY TO BE VERIFIED.
 - 8.) * - INSTALL ADA HANDICAP SIDEWALK RAMP.

PINE BLUFF PLANNING COMMISSION
 SITE PLAN REVIEW
 APPROVED DENIED
 APPROVED W/RECOMMENDATIONS
 DATE APPROVED: _____

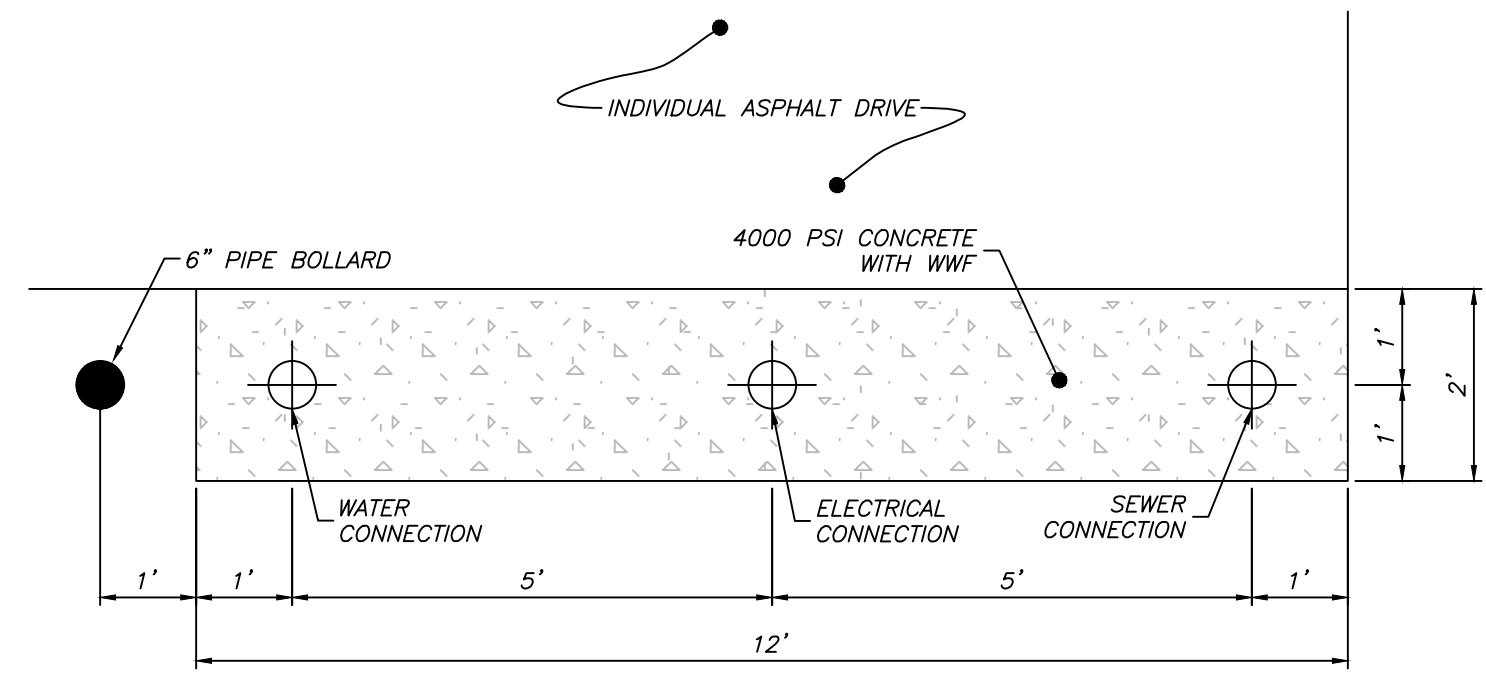


SITE PLAN CHOICE RV PARK
 Part of the S 1/2 of the SE 1/4 of Section 13 & the NW 1/4 of the NE 1/4 of Section 24, T-6-S, R-9-W
 City of Pine Bluff, Jefferson County, Arkansas

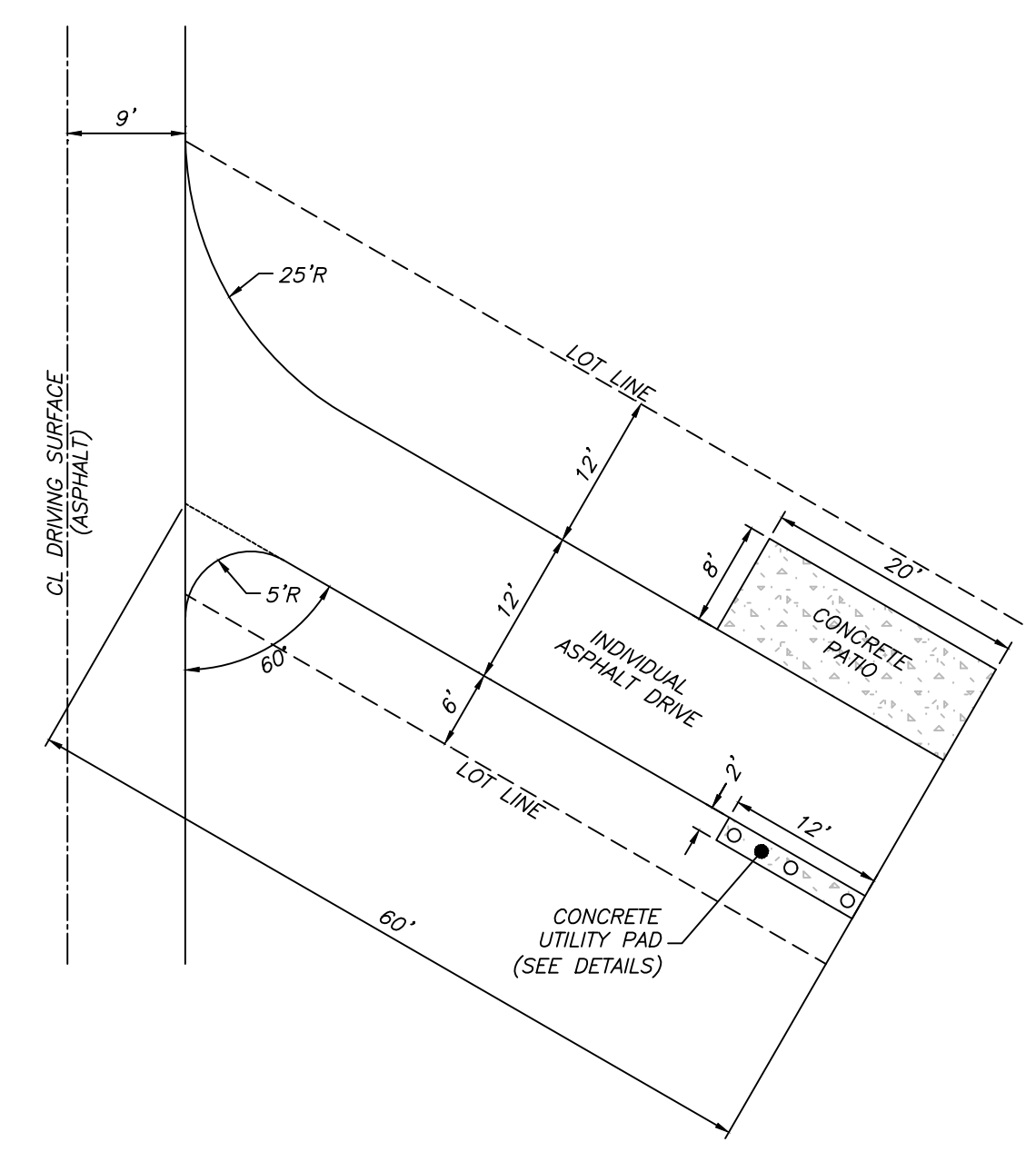
Homes of choice Management Group, LLC
 PO Box 20176
 White Hall, Arkansas 71612

No.	Date	By	Revisions
1	9-8-22	B. JONES	Revised 35' DIA. to 30'
2	9-28-22	B. JONES	Revised per APN
3	10-2-22	B. JONES	Revised lots, & pool

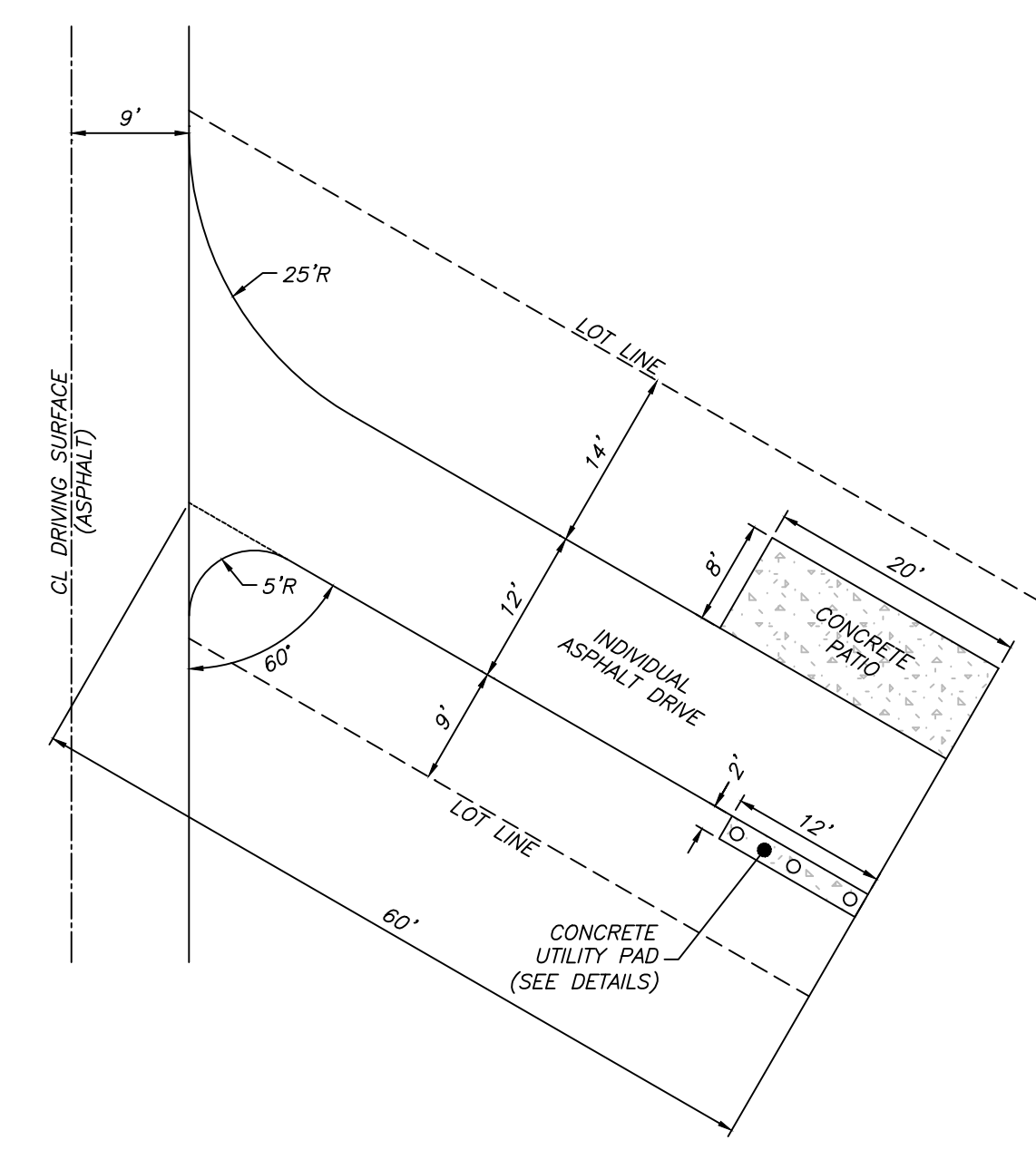
Date: DECEMBER 2020
 Project No: 20-059
 Title: Choice RV Site.dwg
 Scale: 1" = 40'
 Sheet: 1 of 5
 Drawn By: B. Deck



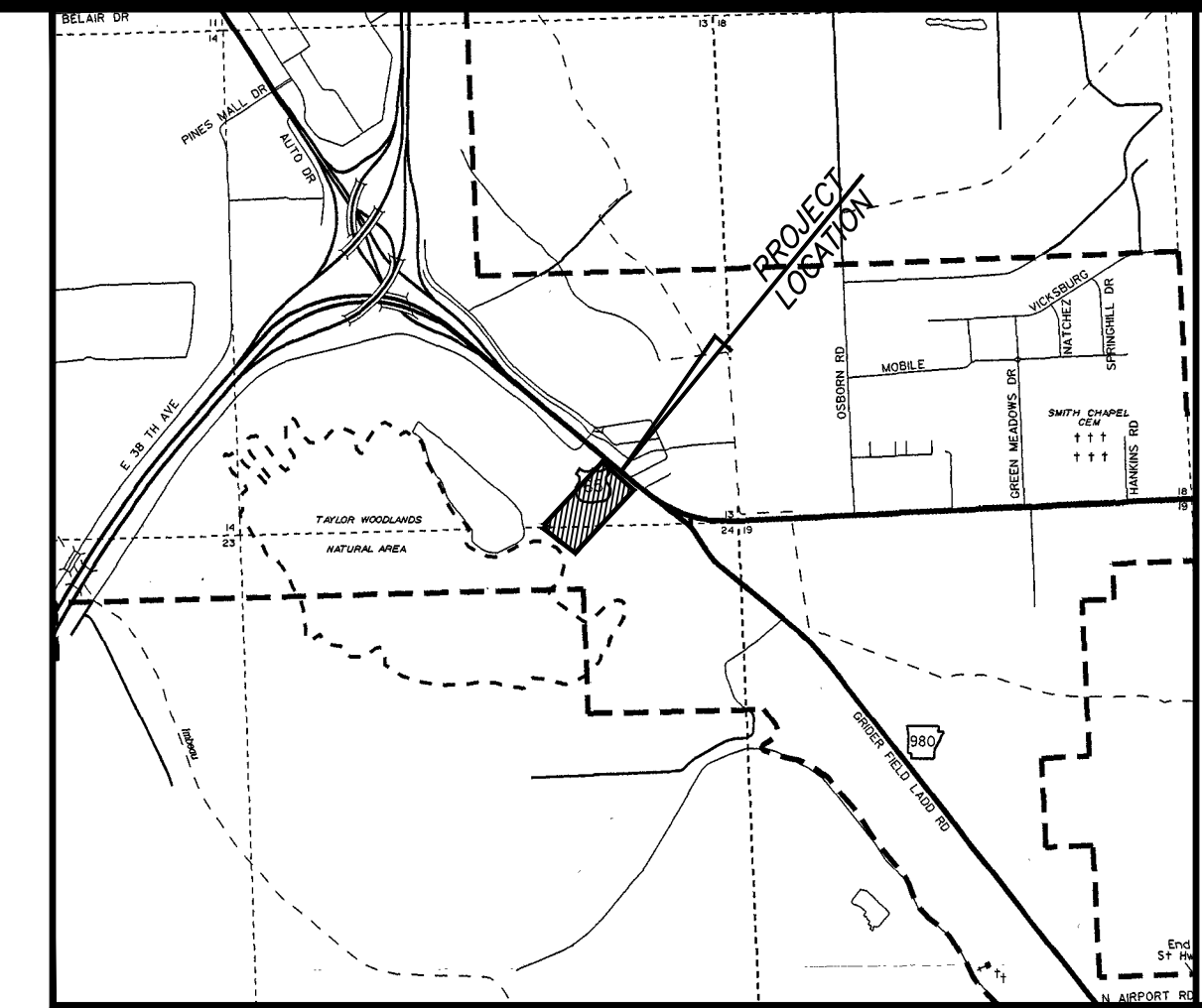
DETAIL - UTILITY PAD FOR LOT NTS



INDIVIDUAL LOT PAN (30' SPACE) NTS



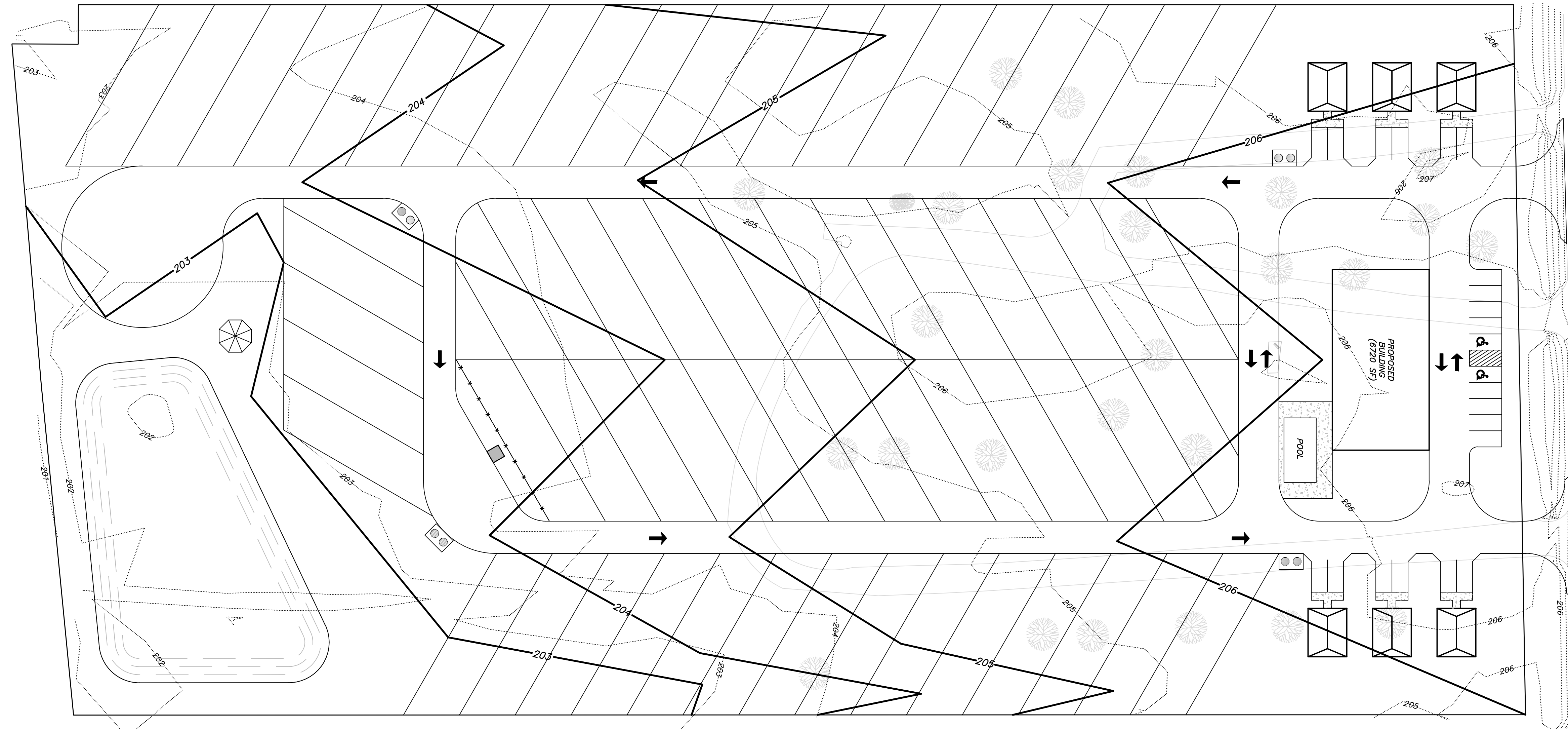
INDIVIDUAL LOT PAN (35' SPACE) NTS



VICINITY MAP SCALE: 1" = 2000'

LEGEND:

- 205 --- EXISTING CONTOUR
- 205 — PROPOSED CONTOUR

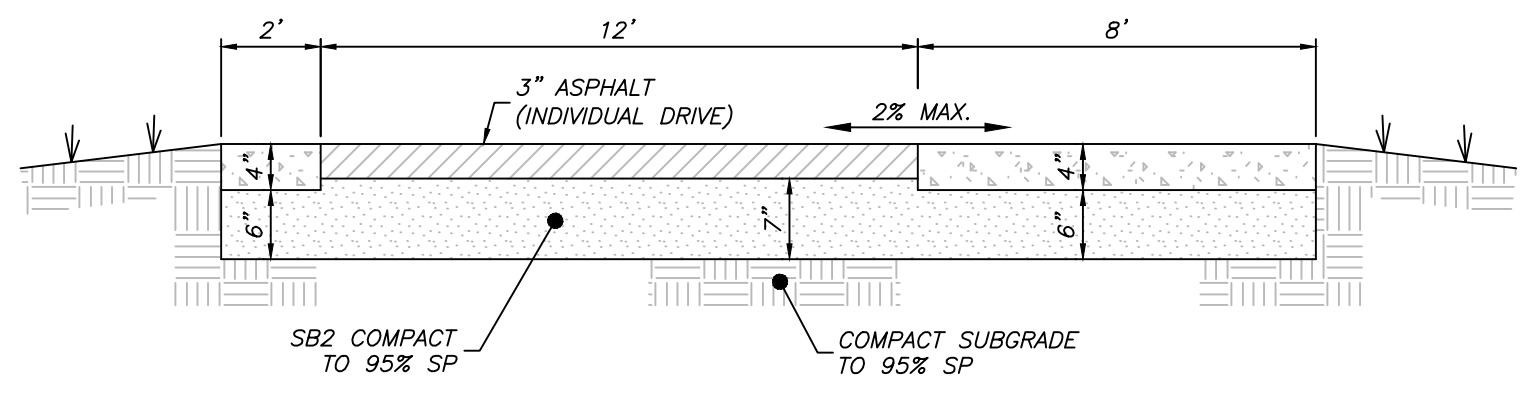


GENERAL NOTES:

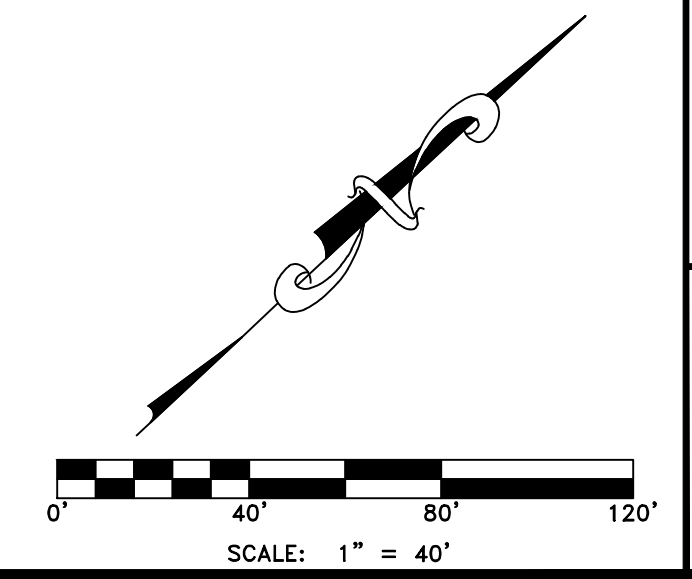
- 1.) ALL CONSTRUCTION AND MATERIALS TO BE VERIFIED BY A GEOTECHNICAL CONSULTANT PRIOR TO CONSTRUCTION.
- 2.) CONTRACTOR SHALL NOTIFY ENGINEER IF SIGNIFICANT CHANGES ARE MADE TO GRADING PLAN.
- 3.) ALL MATERIAL TO BE COMPACTED TO 95% STANDARD PROCTOR, INSTALLED IN 6" - 8" LIFTS, OR AS DIRECTED BY GEOTECHNICAL CONSULTANT.
- 4.) CONTRACTOR SHALL PROVIDE TEMPORARY EROSION CONTROL MEASURES UNTIL CONSTRUCTION IS COMPLETE.
- 5.) ALL UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION (ONE CALL, CITY, ETC.).
- 6.) CONTRACTOR SHALL NOT DISTURB ANY MORE GROUND THAN IS NECESSARY FOR THE INSTALLATION OF IMPROVEMENTS & GRADING WORK.
- 7.) CONTRACTOR SHALL GRADE YARDS TO ENSURE THAT GROUND SLOPES AWAY FROM ALL BUILDINGS IN ALL DIRECTIONS.
- 8.) NO ADVERSE IMPACT IS EXPECTED 300' DOWNSTREAM.

LEGAL DESCRIPTION:

LOT 3, WOODLAND ADDITION TO THE CITY OF PINE BLUFF, ARKANSAS, AS FILED FOR RECORD IN PLAT BOOK 4, PAGE 64 OF THE JEFFERSON COUNTY RECORD.



TYPICAL LOT SECTION NTS



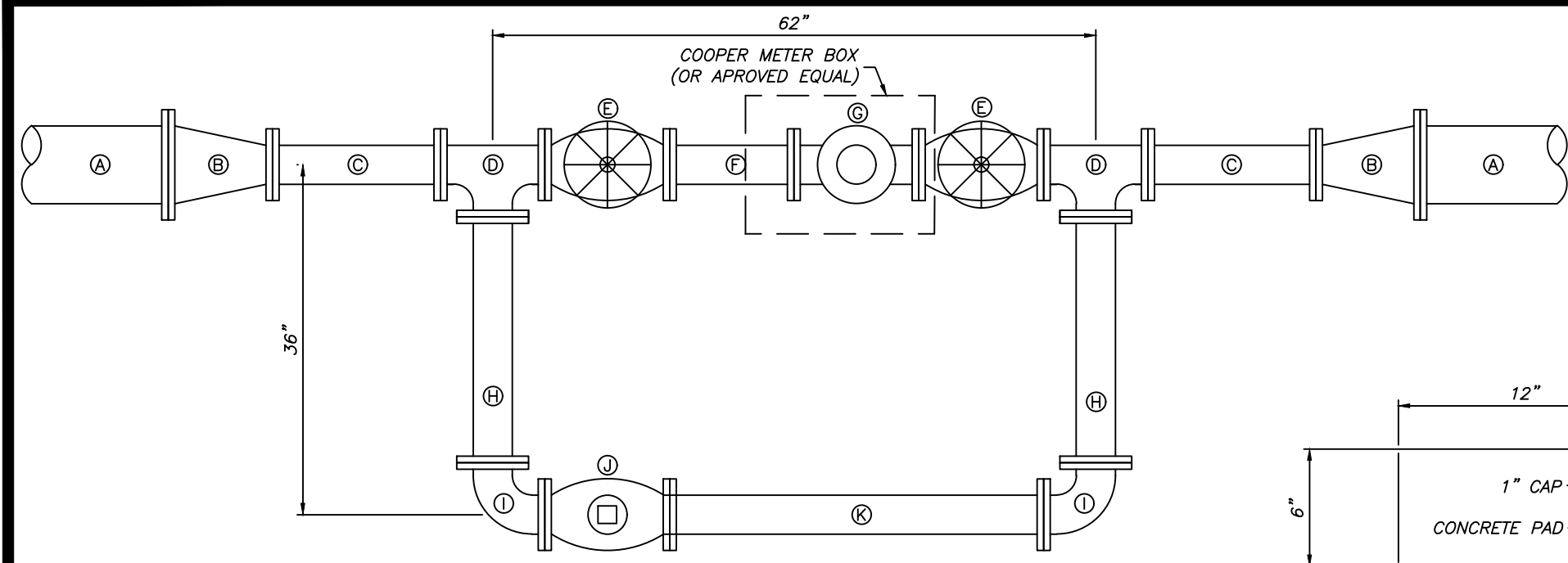
LEMONS ENGINEERING CONSULTANTS, INC.
 CABOT, ARKANSAS 72023
 (501) 843-5081 • Fax (501) 941-0959
ENGINEERING + SURVEYING
 WATER • SEWER • TRANSPORTATION • SUBDIVISIONS

GRADING PLAN
CHOICE RV PARK
 Part of the S 1/2 of the SE 1/4 of Section 13 & the NW 1/4 of the NE 1/4 of Section 24, T-6-S, R-9-W
 City of Pine Bluff, Jefferson County, Arkansas

Prepared for:
 Homes of choice Management Group, LLC
 PO Box 20176
 White Hall, Arkansas 71612

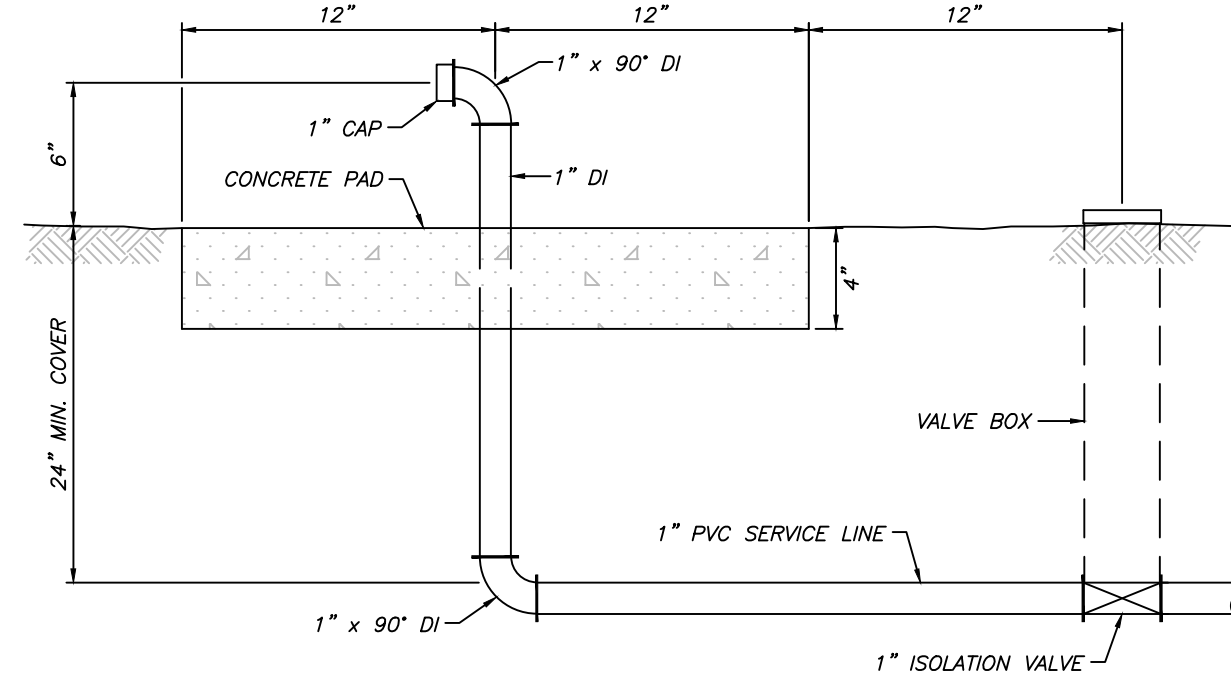
No.	Revisions	Date	By
1	Updated to reflect changes to Site Plan.	9-28-22	B. Judd
2	Revised Elog. & pool.	10-5-22	B. Judd

Date:	NOVEMBER 2021
Project No.:	20-059
Scale:	1" = 40'
Drawn By:	B. Judd
Sheet:	2 of 6

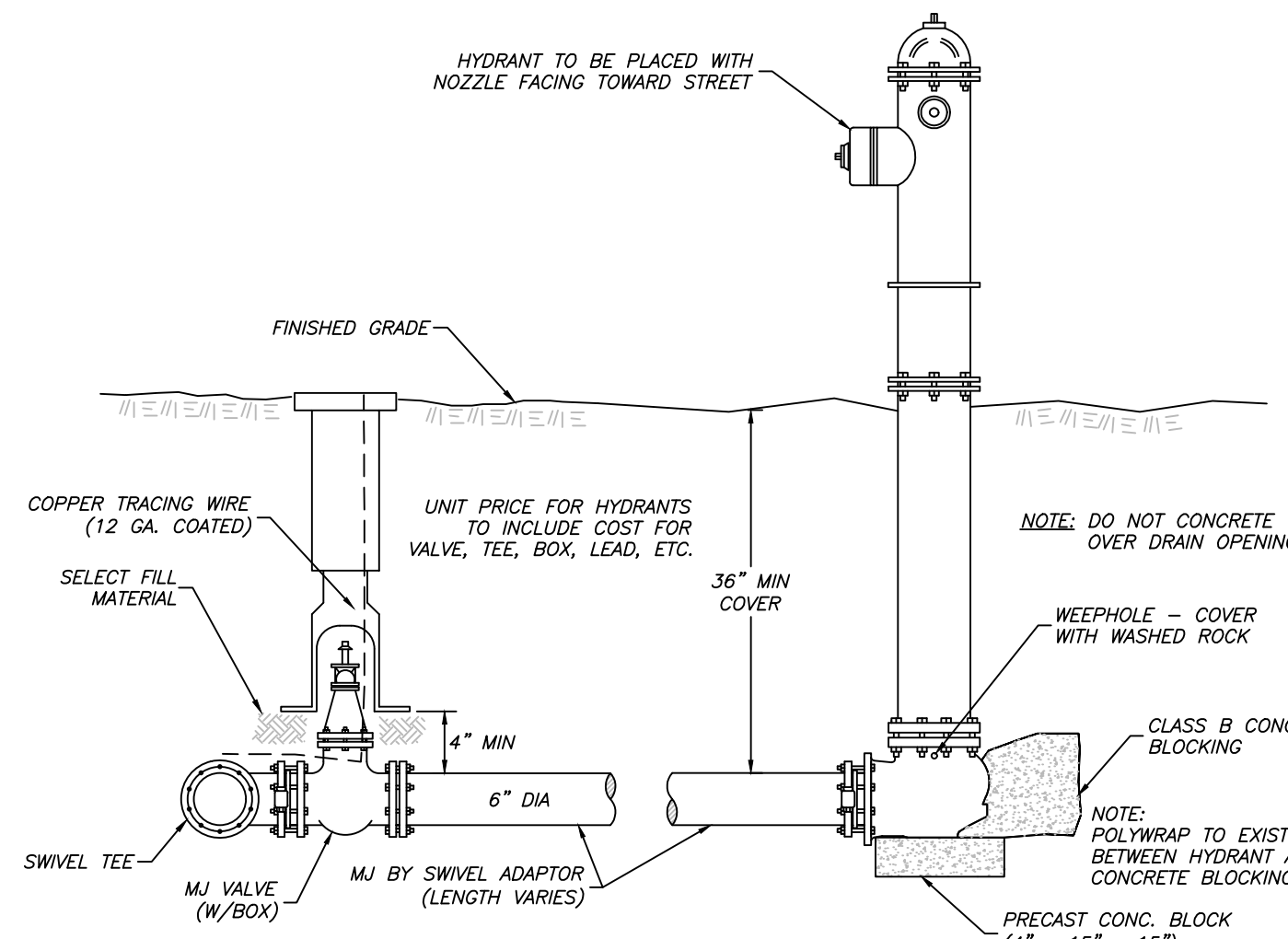


- LEGEND:**
- A - 4" PVC
 - B - 4 x 2 TAPPED CAP
 - C - 2" DI PIPE (MJ x FL)
 - D - 2" TEE (FL)
 - E - 2" GATE VALVE (W/WHEEL ACTUATOR) (FL) W/VALVE BOX
 - F - 2" DI PIPE (FL)
 - G - 2" BADGER METER (OR APPROVED EQUAL AS PER WATER PROVIDER)
 - H - 2" DI PIPE (FL x MJ)
 - I - 2" x 90° BEND (MJ)
 - J - 2" GATE VALVE (MJ) W/VALVE BOX
 - K - 2" PVC

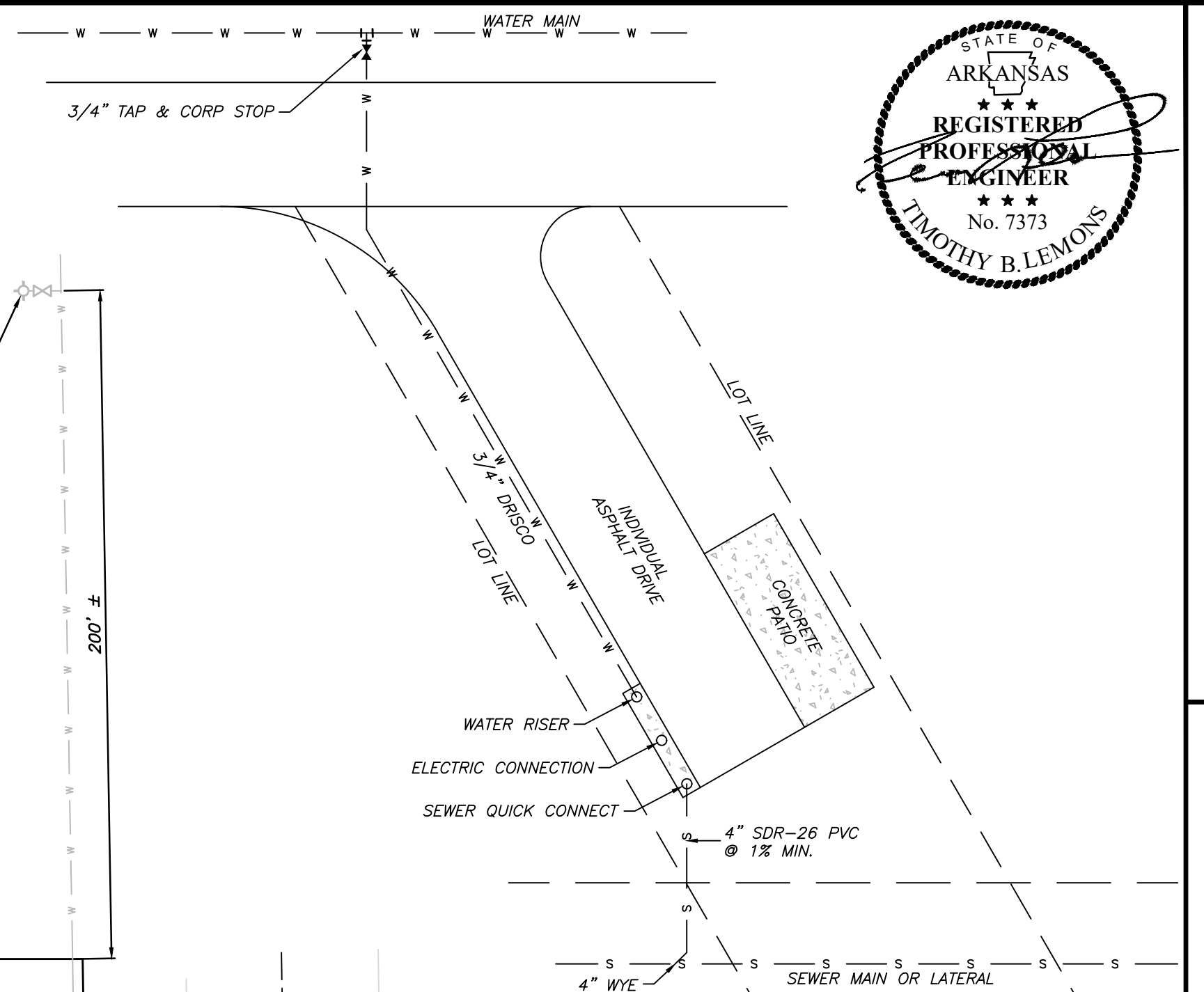
DETAIL - MASTER METER
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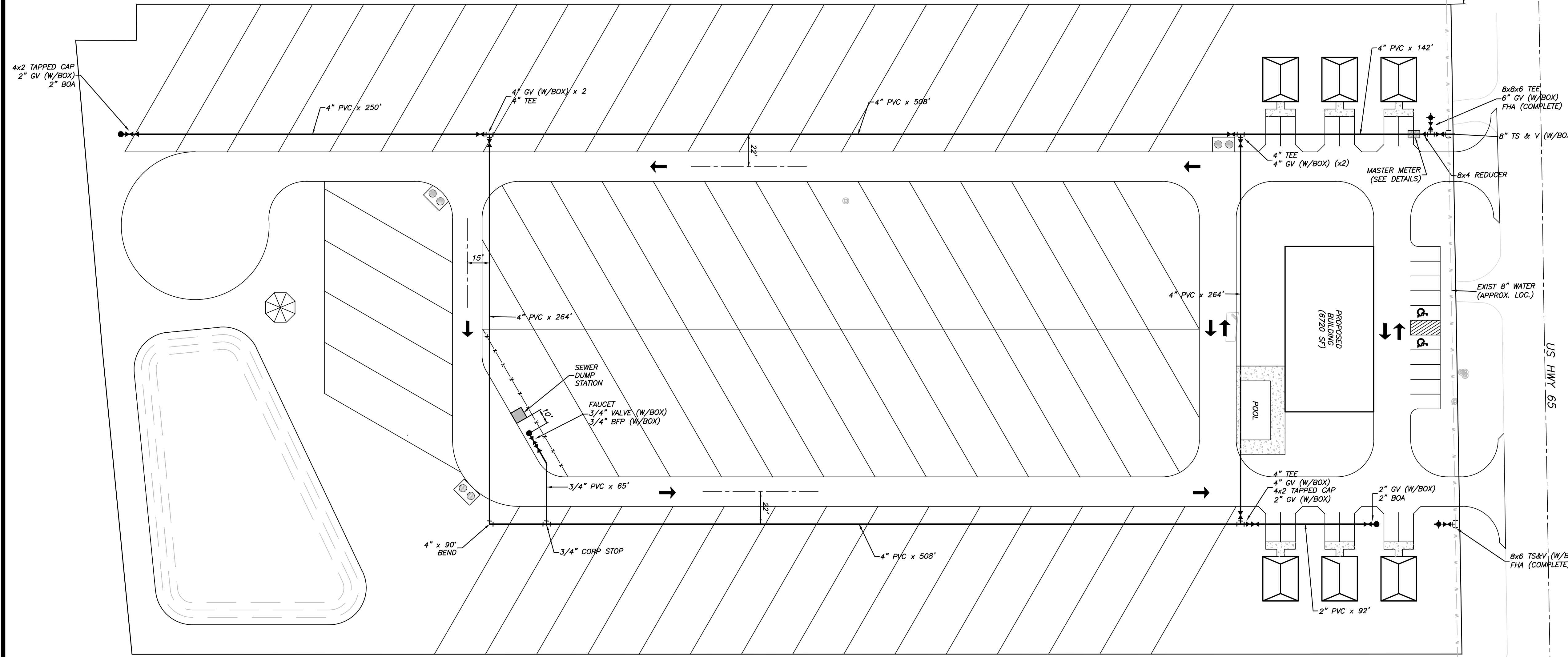
WATER RISER DIAGRAM
NTS



TYPICAL - FIRE HYDRANT ASSEMBLY
NTS

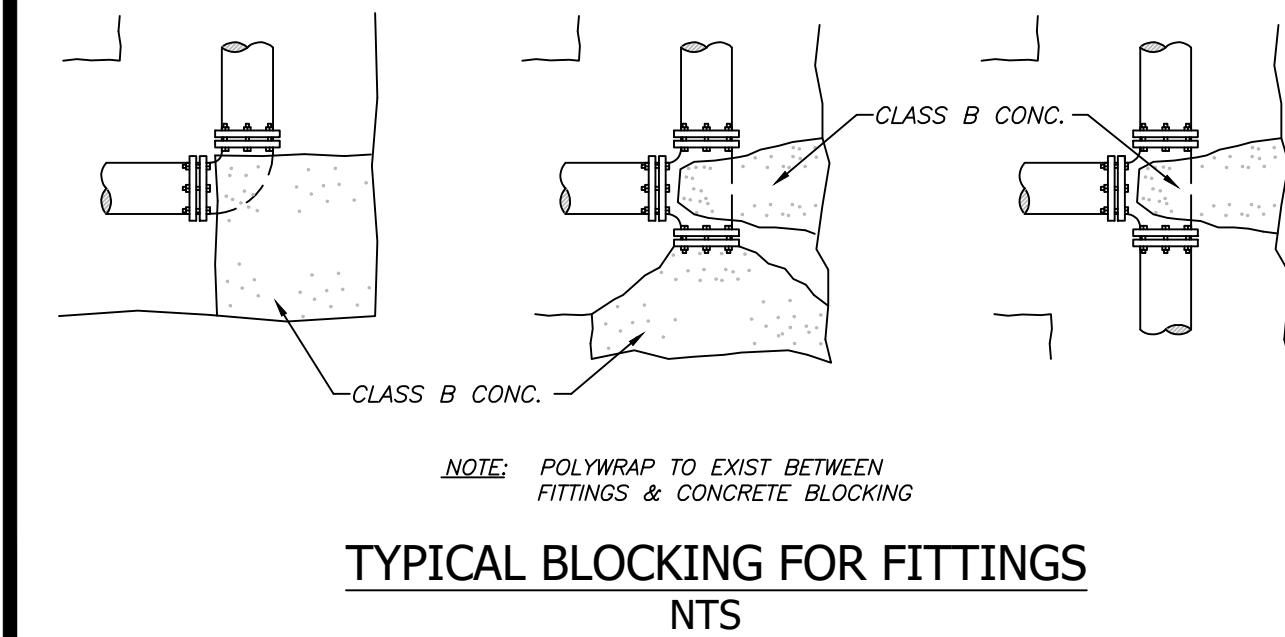


WATER & SEWER SERVICE CONNECTIONS - TYPICAL
NTS

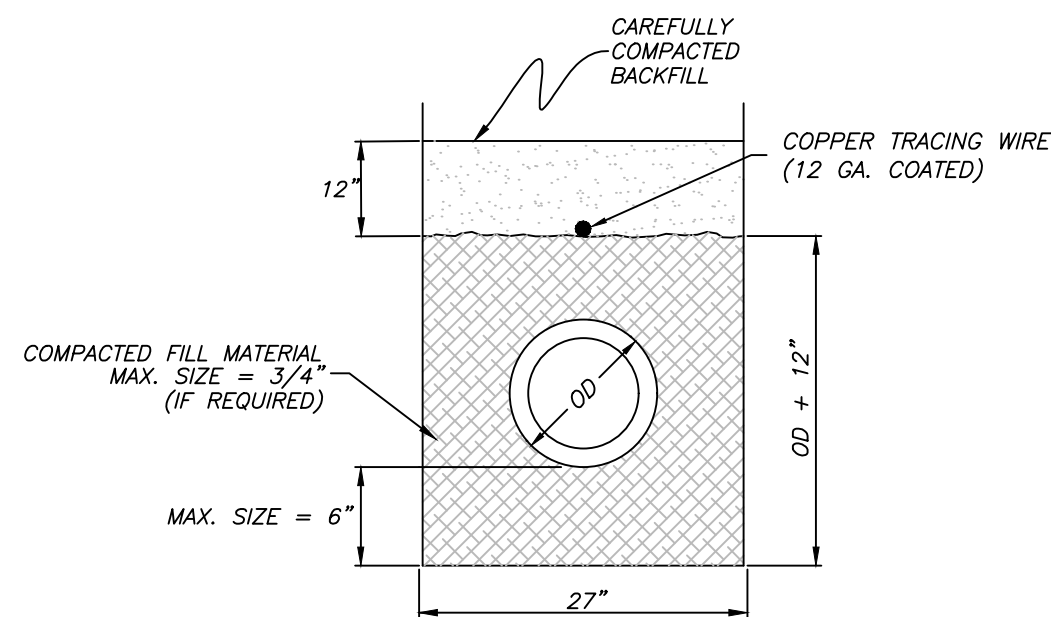


GENERAL NOTES:

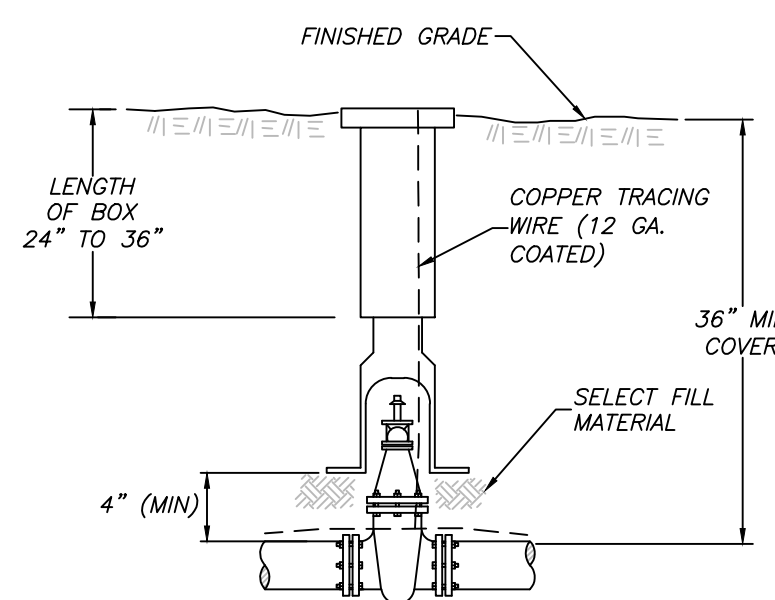
- 1.) ALL CONSTRUCTION SHALL MEET OR EXCEED ADH RULES & REGULATIONS PERTAINING TO MOBILE HOME AND RV PARKS DOCUMENT, DATED APRIL 1, 2008 (AS APPLICABLE).
- 2.) ALL CONSTRUCTION AND MATERIALS TO MEET OR EXCEED LIBERTY UTILITIES COMPANY SPECIFICATIONS.
- 3.) ALL WATER MAINS SHALL BE CLASS 200 PVC.
- 4.) ALL WATER SERVICE LINES SHALL BE 3/4" HDPE CLASS 160 PIPE IN A CONTINUOUS CIRCUIT UNDER ALL WATER MAINS AND SERVICE LINES. DIRECT BURY, WATERPROOF WIRE SPLICE CONNECTORS SHALL BE USED. TRACER WIRE SHALL BE TURNED UP AT ALL VALVES, HYDRANTS, METERS, AND BLOW-OFFS.
- 5.) INSTALL 12ga BLUE POLYETHYLENE COATED SOLID COPPER WIRE IN A CONTINUOUS CIRCUIT UNDER ALL WATER MAINS AND SERVICE LINES. DIRECT BURY, WATERPROOF WIRE SPLICE CONNECTORS SHALL BE USED. TRACER WIRE SHALL BE TURNED UP AT ALL VALVES, HYDRANTS, METERS, AND BLOW-OFFS.
- 6.) ALL FITTINGS SHALL BE DUCTILE IRON M.J. (WHERE AVAILABLE).
- 7.) WATER SERVICE FITTINGS SHALL BE AWWA C800.
- 8.) ATTENTION IS CALLED TO DETAILS FOR ADDITIONAL INFORMATION.
- 9.) MINIMUM SEPARATION BETWEEN WATERLINES & SEWERLINES SHALL BE 10'.
- 10.) MINIMUM VERTICAL SEPARATION BETWEEN WATERLINE & SEWERLINE CROSSINGS SHALL BE 18".
- 11.) WHERE MINIMUM SEPARATION MAY NOT BE ACHIEVED, CONTRACTOR SHALL ENCASE EITHER MAIN IN A WATER TIGHT PIPE TO A DISTANCE OF 10' BEYOND THE CROSSING.
- 12.) CONTRACTOR SHALL ADHERE TO CURRENT OSHA REGULATIONS FOR EXCAVATION & TRENCH SAFETY.
- 13.) VALVES SHALL NOT BE PLACED UNDER HARD SURFACES (PAVEMENT, CURB, ETC.). VALVES SHALL BE PLACED A MINIMUM OF 2' BEHIND THE BACK OF CURB.
- 14.) CONTRACTOR TO ADHERE TO AWWA SPECS FOR BLOCKING.
- 15.) ALL VALVES SHALL HAVE A 2" OPERATING NUT.
- 16.) ALL WATER METER BOXES & VALVE BOXES SHALL BE PLACED 2" ABOVE FINAL EARTHWORK GRADE.
- 17.) CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED PRIOR TO CONSTRUCTION.
- 18.) CONTRACTOR SHALL CONTACT WATER & WASTEWATER UTILITIES FOR ALL APPLICABLE INSPECTION & TESTING.
- 19.) CONTRACTOR SHALL CONTACT WATER & WASTEWATER UTILITIES AT LEAST 24 HOURS PRIOR TO DISRUPTION OF ANY SERVICE.
- 20.) ALL MATERIALS AND COMPONENTS INSTALLED IN DRINKING WATER SYSTEMS ARE REQUIRED TO COMPLY WITH THE FEDERAL DEFINITION OF "LEAD FREE" CONTAINED IN PUBLIC LAW 111-380.
- 21.) THIS PARK SHALL SERVE SELF-CONTAINED RV'S ONLY.



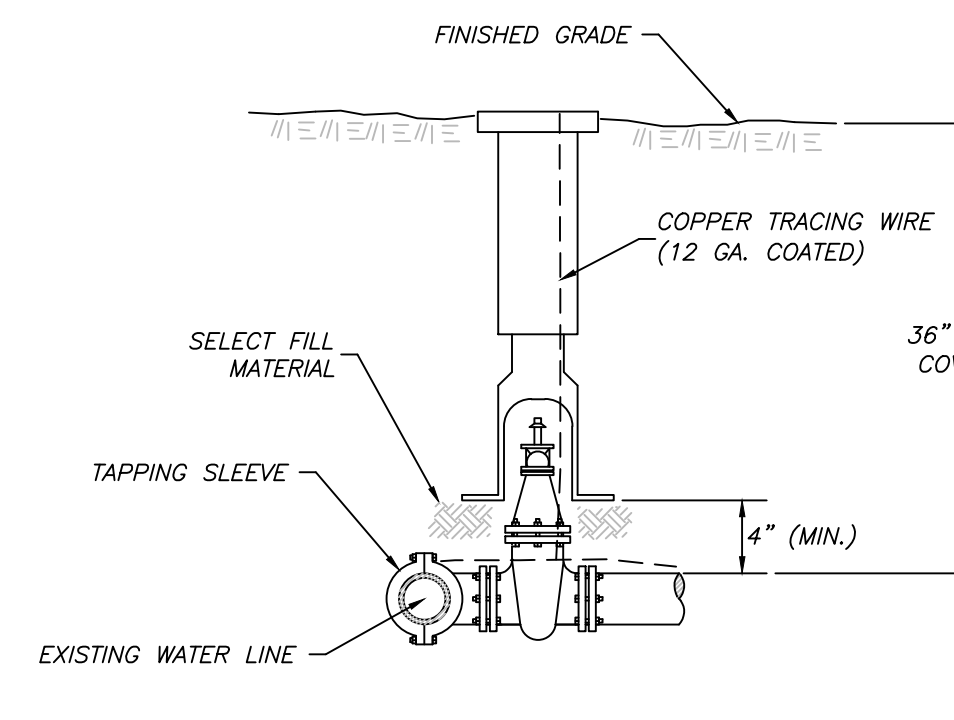
TYPICAL BLOCKING FOR FITTINGS
NTS



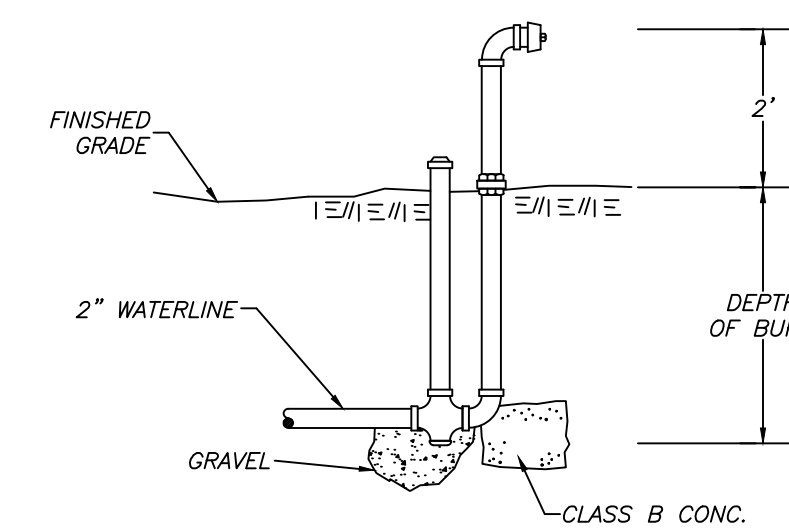
TYPICAL - BEDDING DETAIL
TO BE PLACED AS DIRECTED BY CITY, OR AS DEEMED NECESSARY PER SPECS



TYPICAL VALVE SETTING
NTS

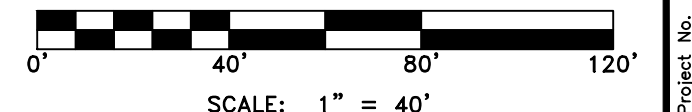


TYPICAL CONNECTION TAPPING SLEEVE & VALVE
NTS



TYPICAL - BLOW-OFF ASSEMBLY
NTS

ECLIPSE #77 TO BE USED WHERE APPLICABLE



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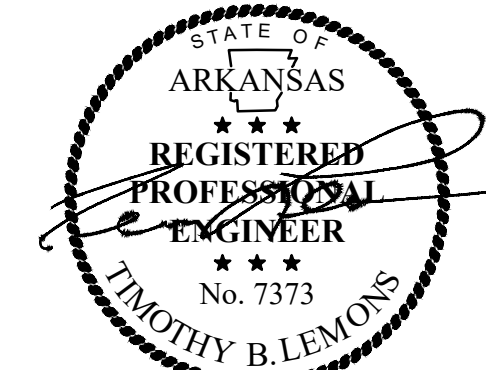
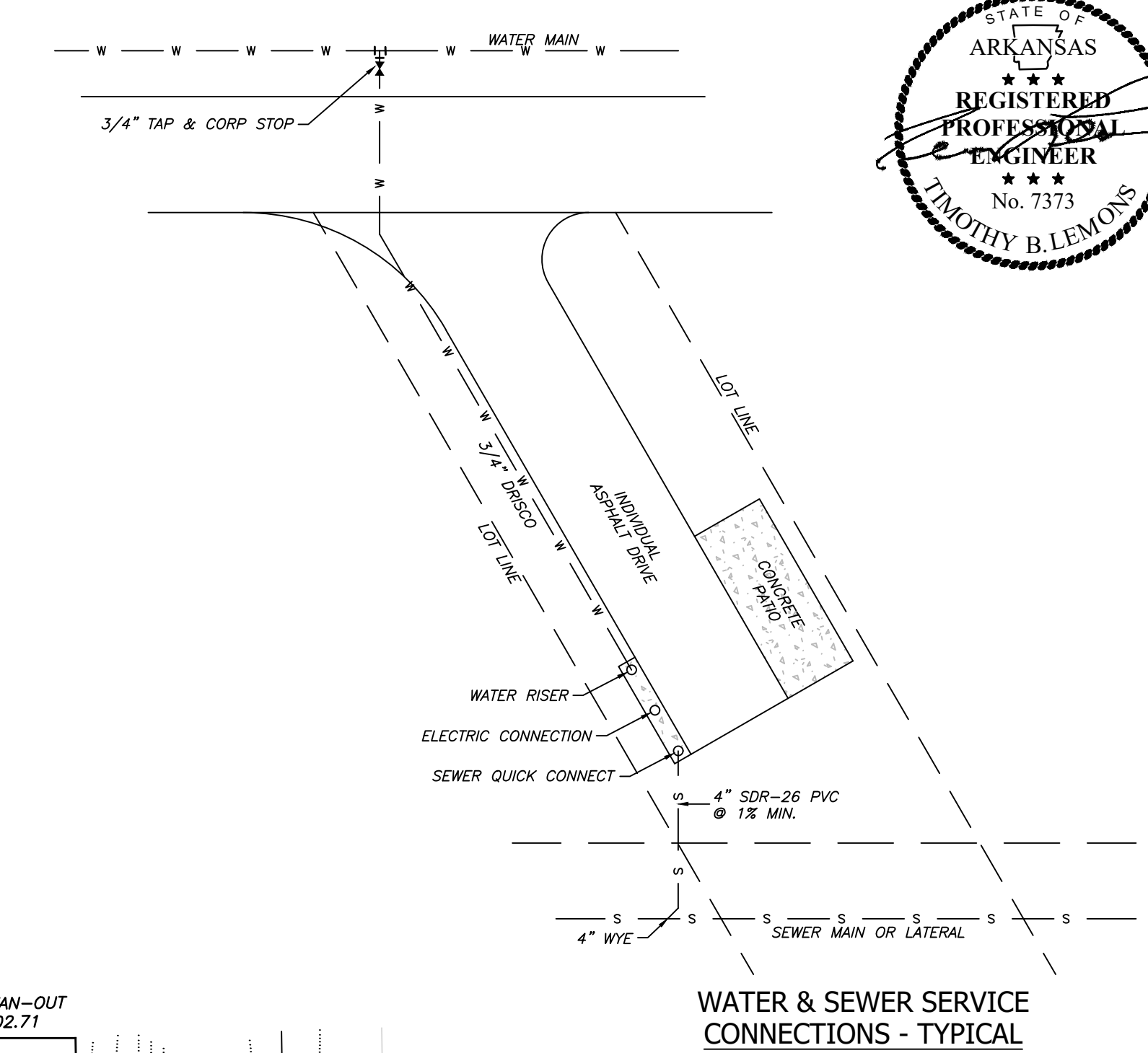
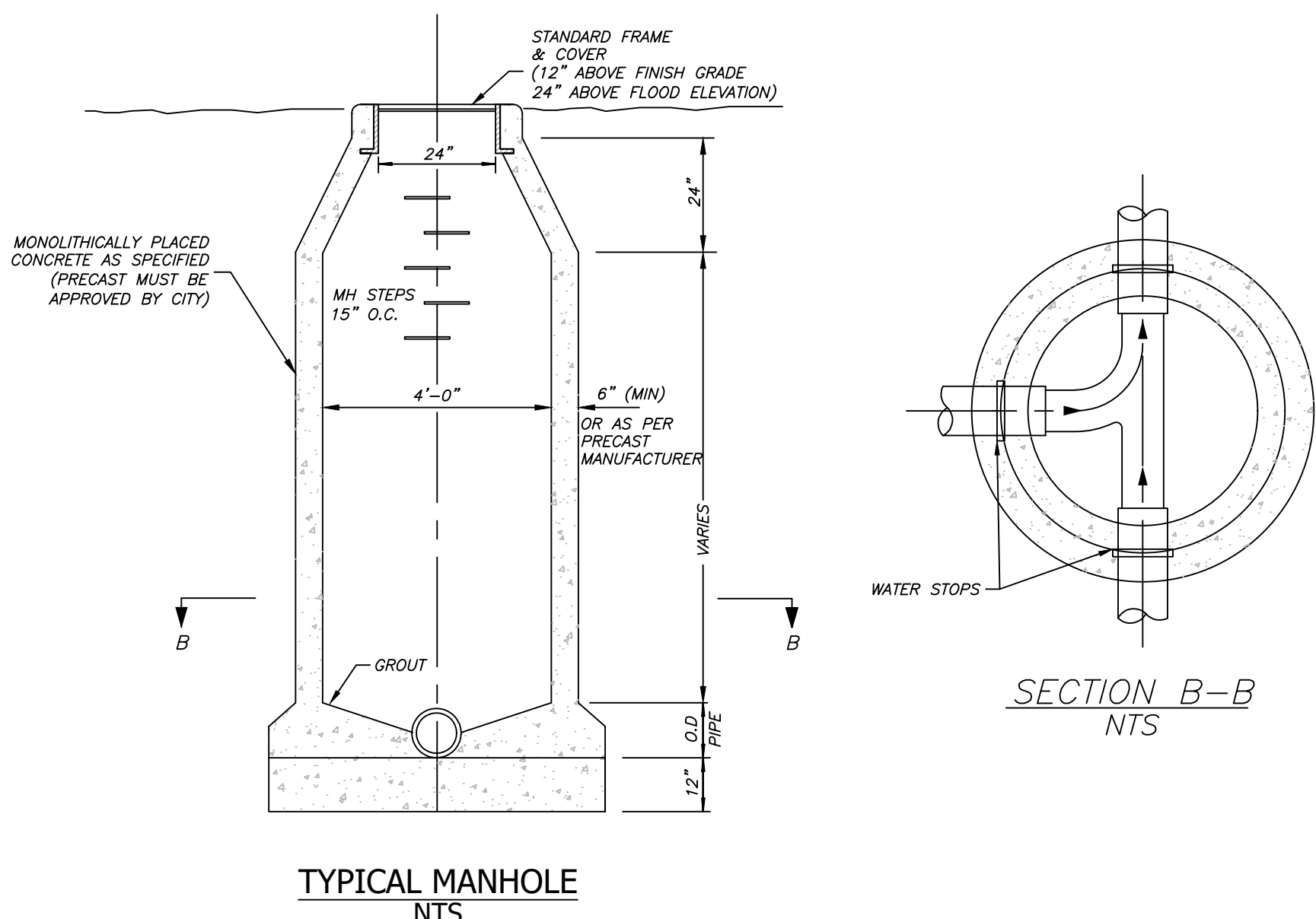
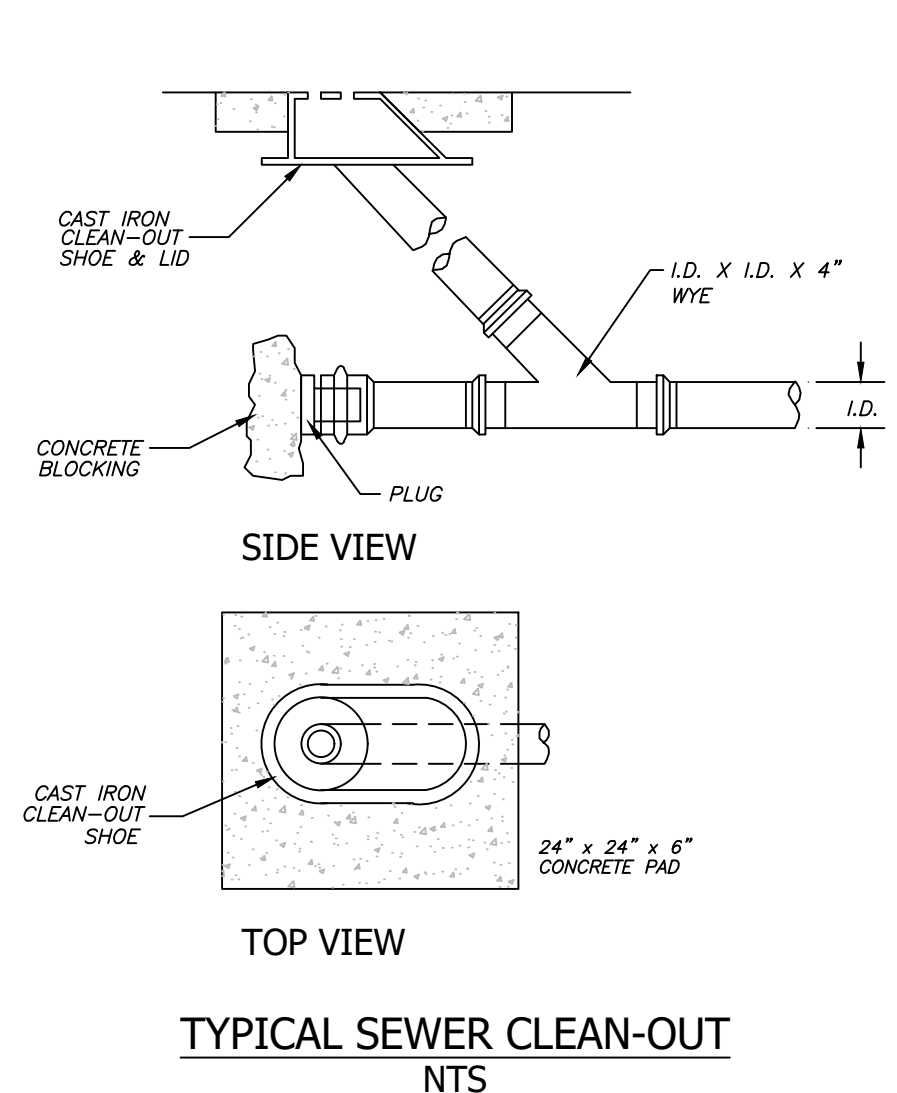
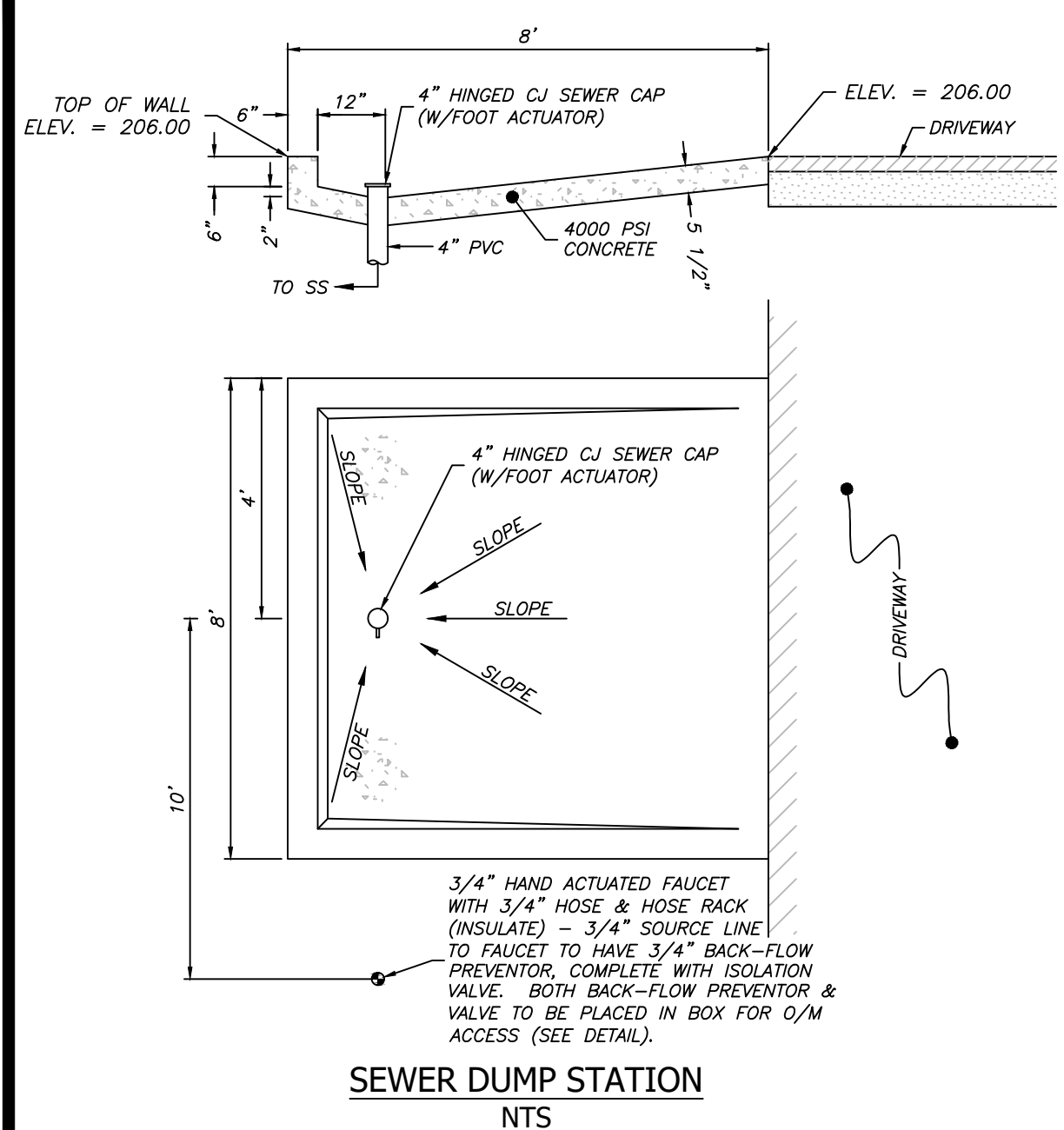
WATER LAYOUT CHOICE RV PARK
Part of the S 1/2 of the SE 1/4 of Section 13 & the NW 1/4 of the NE 1/4 of Section 24, T-6-S, R-9-W
City of Pine Bluff, Jefferson County, Arkansas

Homes of Choice Management Group, LLC
PO Box 20176
White Hall, Arkansas 71612

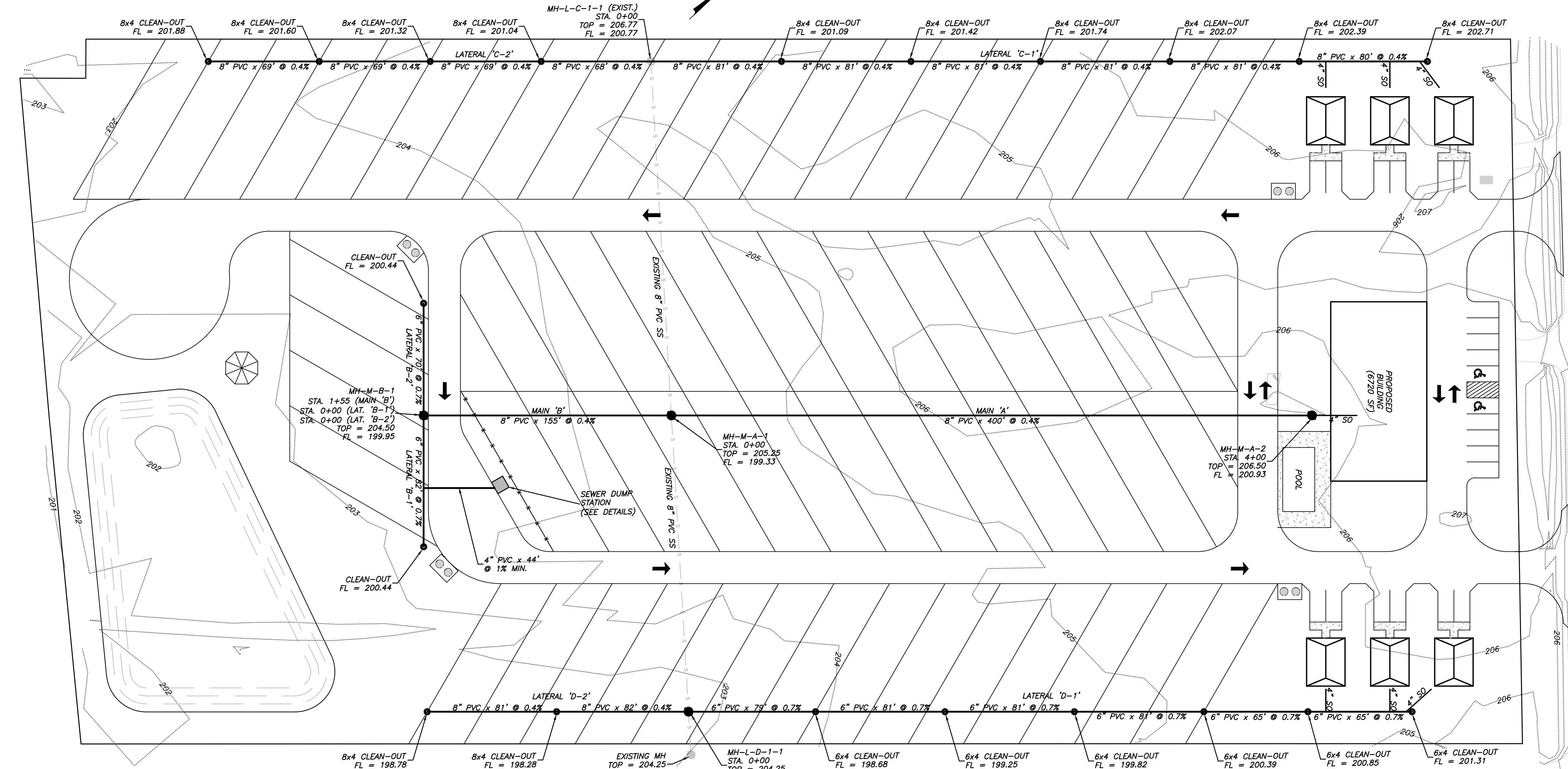
No.	Revisions	Date	By
1	Revised at Size & Master Meter Detail	1-13-21	B. Deck
2	Revised W. Adapter note # 21 & Water Riser Diagram	9-20-22	B. Deck
3	Revised SDR & Pipe	10-3-22	B. Deck
4	Revised SDR & Pipe	10-3-22	B. Deck

Project No. 20-059
Date: NOVEMBER 2020
Scale: 1" = 40'
Drawn By: B. Deck
Sheet: 3 of 6

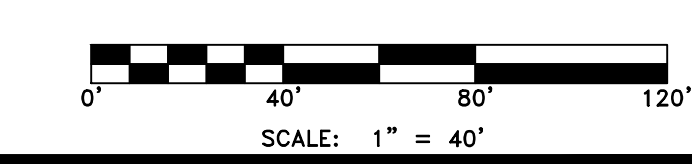
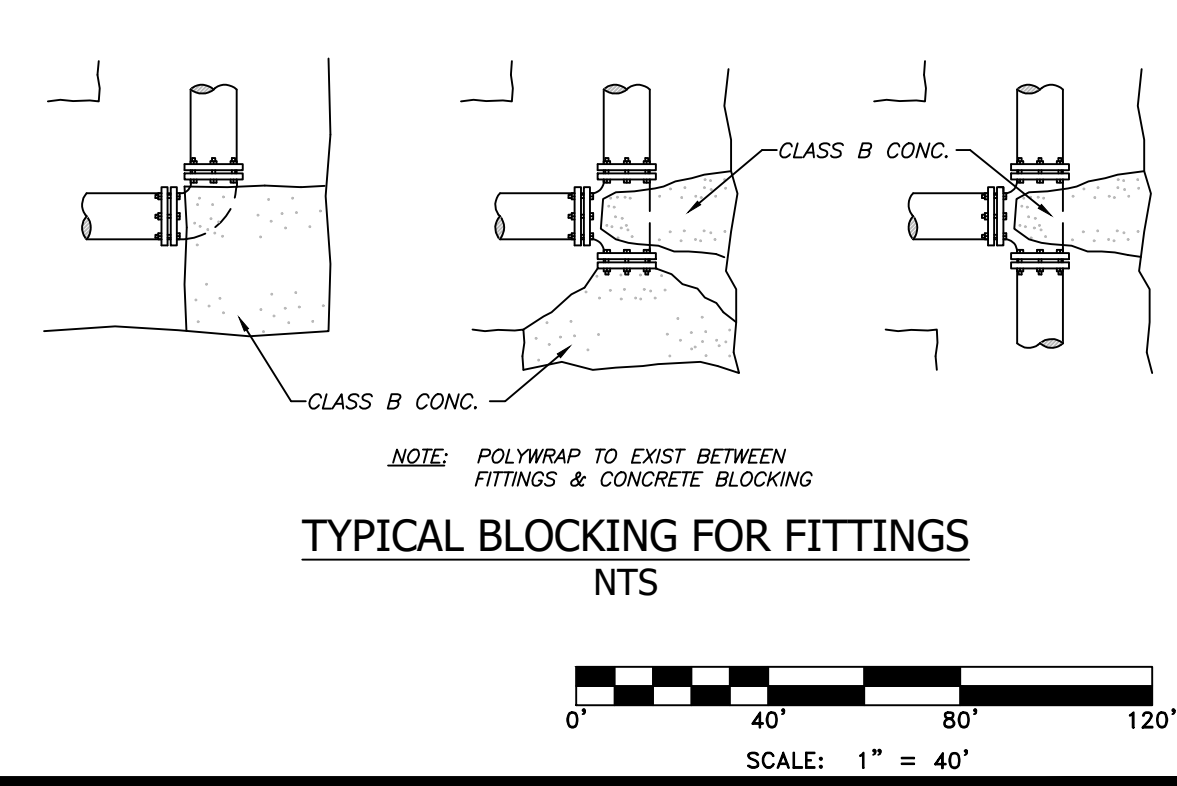
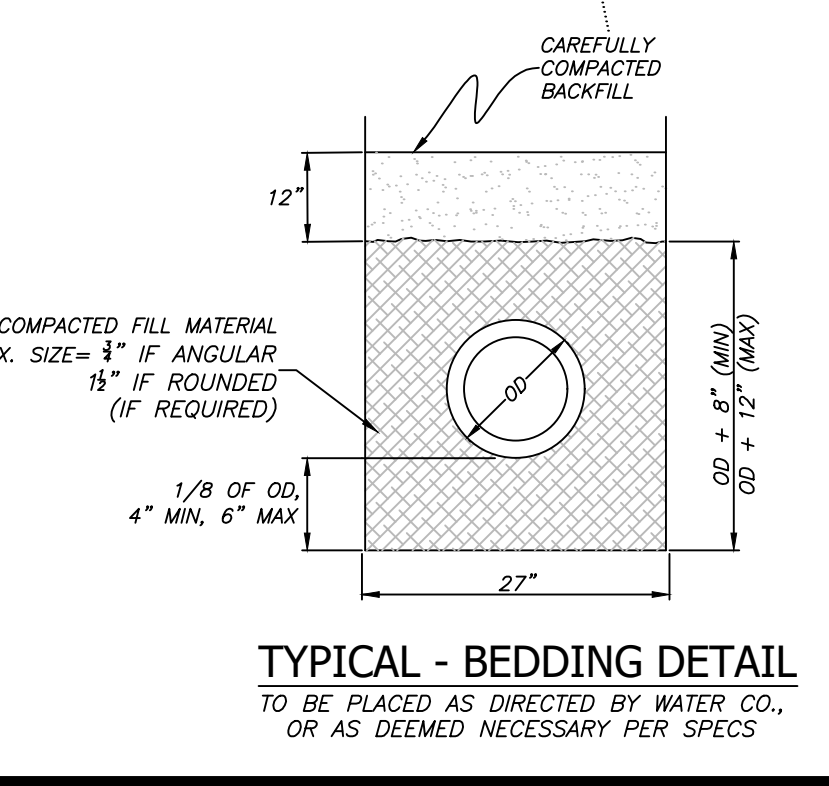
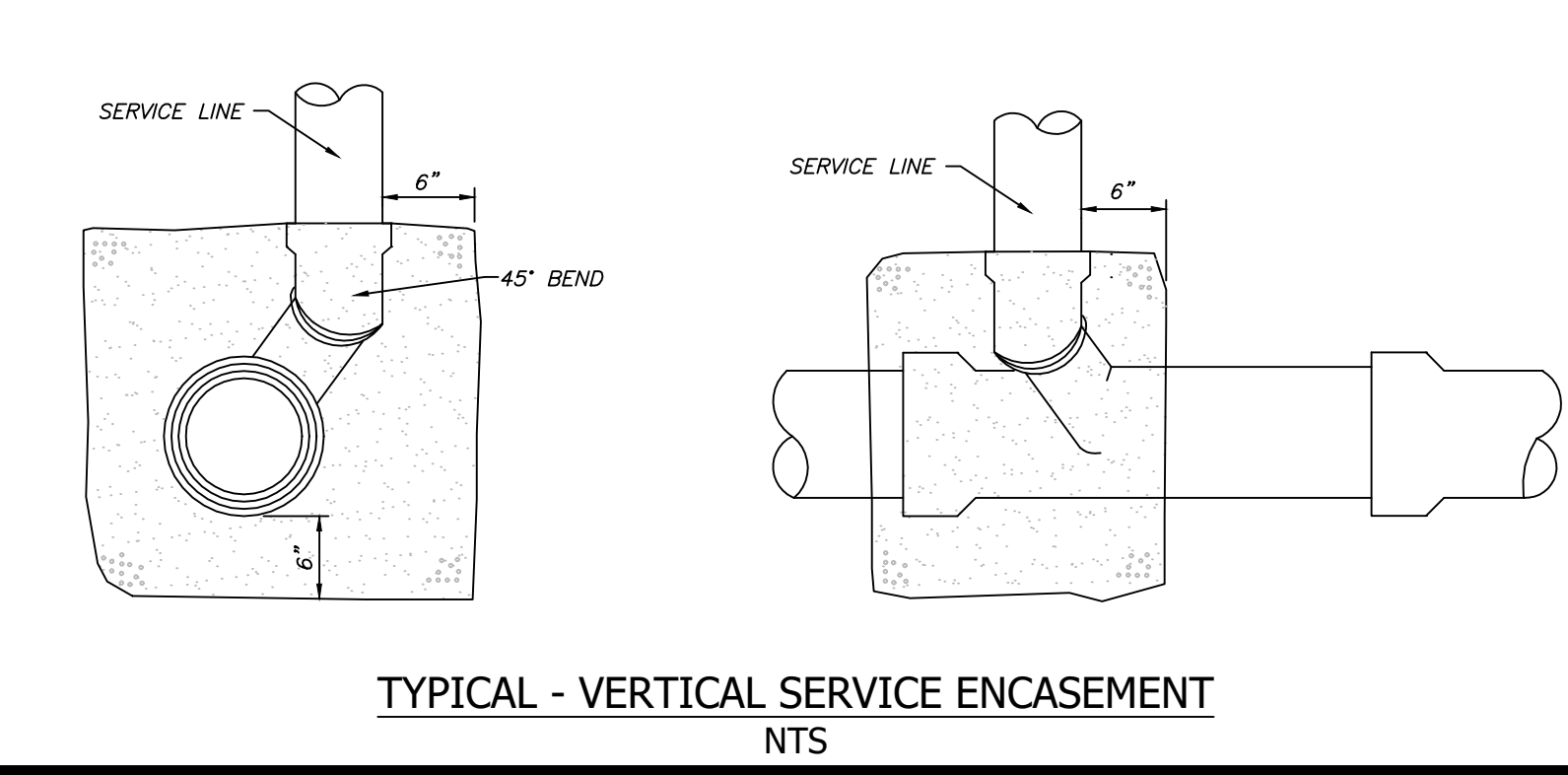
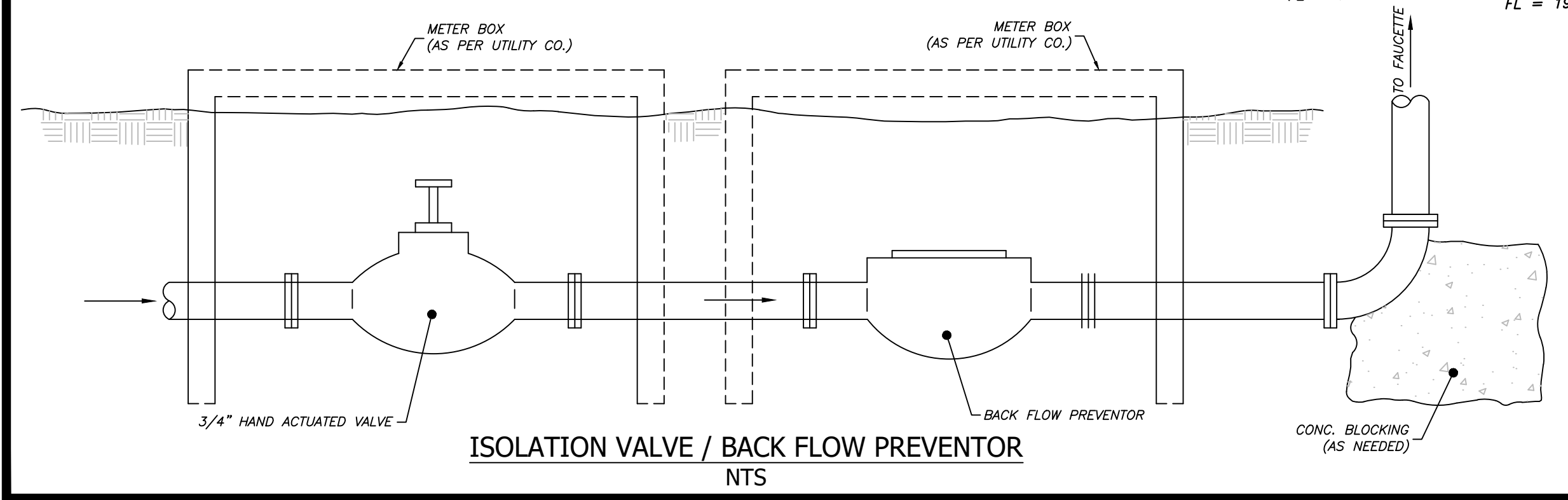




LEMONS ENGINEERING CONSULTANTS, INC.
 REGISTERED PROFESSIONAL ENGINEER
 No. 7373
 STATE OF ARKANSAS
 CABOT, ARKANSAS 72023
 (501) 843-5081 • Fax (501) 941-0959
ENGINEERING + SURVEYING
 WATER • SEWER • TRANSPORTATION • SUBDIVISIONS



- GENERAL NOTES:**
- 1.) ALL CONSTRUCTION SHALL MEET OR EXCEED ADH RULES & REGULATIONS PERTAINING TO MOBILE HOME AND RV PARKS DOCUMENT, DATED APRIL 1, 2008 (AS APPLICABLE).
 - 2.) ALL CONSTRUCTION AND MATERIALS TO MEET OR EXCEED PINE BLUFF WASTEWATER UTILITY SPECS.
 - 3.) ALL SEWER GRAVITY MAINS SHALL BE SDR-26 PVC, UNLESS OTHERWISE SHOWN.
 - 4.) ALL SERVICE LINES SHALL BE 4" SCHEDULE 40 PVC OR SDR-26 PVC.
 - 5.) CONTRACTOR TO VERIFY METHOD OF CONNECTION WITH THE CITY PRIOR TO CONSTRUCTION.
 - 6.) ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
 - 7.) ALL UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION (ONE CALL, CITY, ETC.)
 - 8.) MINIMUM HORIZONTAL SEPARATION BETWEEN WATERLINES AND SEWERLINES SHALL BE 10'.
 - 9.) MINIMUM VERTICAL SEPARATION BETWEEN WATERLINES AND SEWERLINES SHALL BE 18" (WATER ON TOP).
 - 10.) CONTRACTOR TO ADHERE TO CURRENT OSHA EXCAVATION & TRENCH SAFETY REGULATIONS.
 - 11.) BACKFILL FOR ALL DISTURBED (EXCAVATED) AREAS TO BE COMPACTED TO 95% SP.
 - 12.) DUCTILE IRON (CLASS 50) TO BE USED IF COVER OVER SEWERLINE IS LESS THAN 36".
 - 13.) INSTALL 12 ga GREEN POLYETHYLENE COATED SOLID COPPER WIRE IN A CONTINUOUS CIRCUIT UNDER ALL SEWER MAINS AND SERVICE LINES. DIRECT BURY, WATERPROOF WIRE SPLICE CONNECTORS SHALL BE USED. TRACER WIRE SHALL BE TURNED UP AT ALL VALVES, MANHOLES, AND CLEAN-OUTS, AS APPLICABLE.
 - 14.) THIS PARK SHALL SERVE SELF-CONTAINED RV'S ONLY.

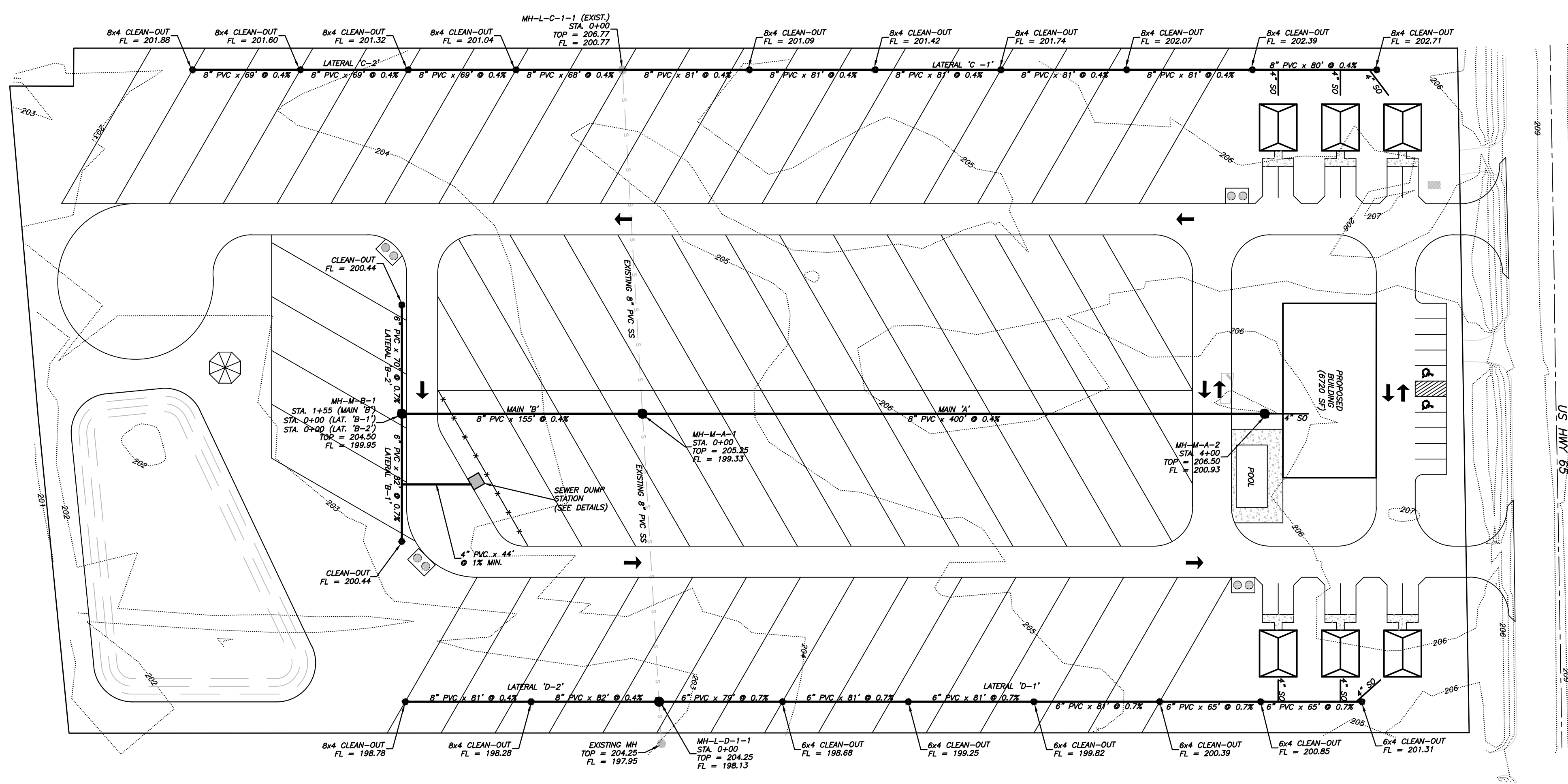


SEWER LAYOUT CHOICE RV PARK
 Part of the S 1/2 of the SE 1/4 of Section 13 & the NW 1/4 of the NE 1/4 of Section 24, T-6-S, R-9-W
 City of Pine Bluff, Jefferson County, Arkansas

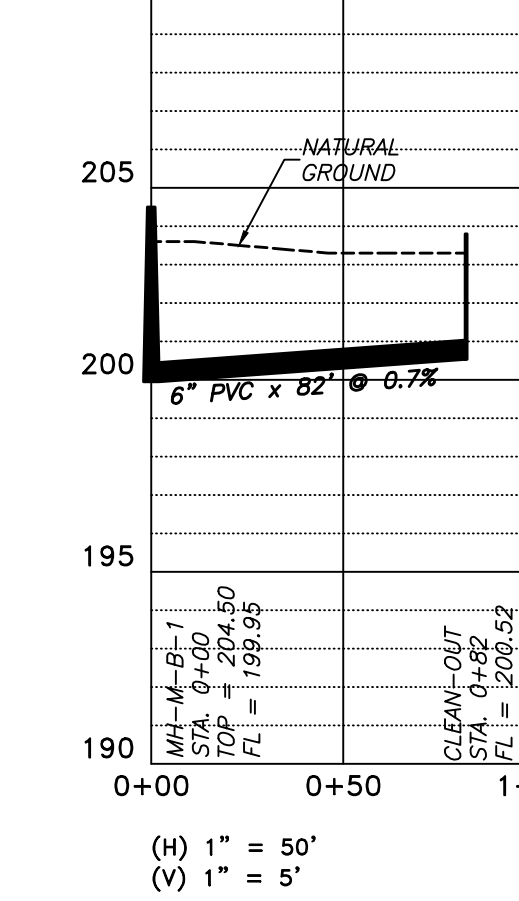
Prepared For:
Homes of Choice Management Group, LLC
 PO Box 20176
 White Hall, Arkansas 71612

No.	Revisions	Date	By
1	ADDED NOTE # 1, 4.	9-20-22	B. DECK
2	REVISED PER ADH.	9-28-22	B. DECK
3	REVISED PER ADH.	10-2-22	B. DECK

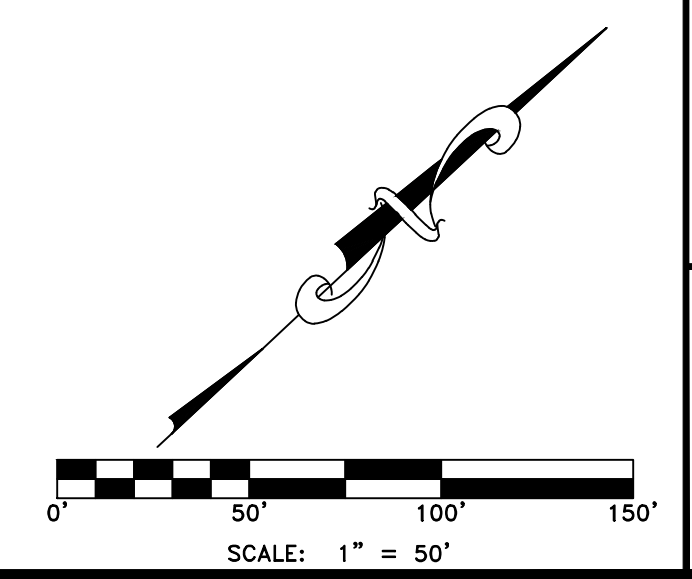
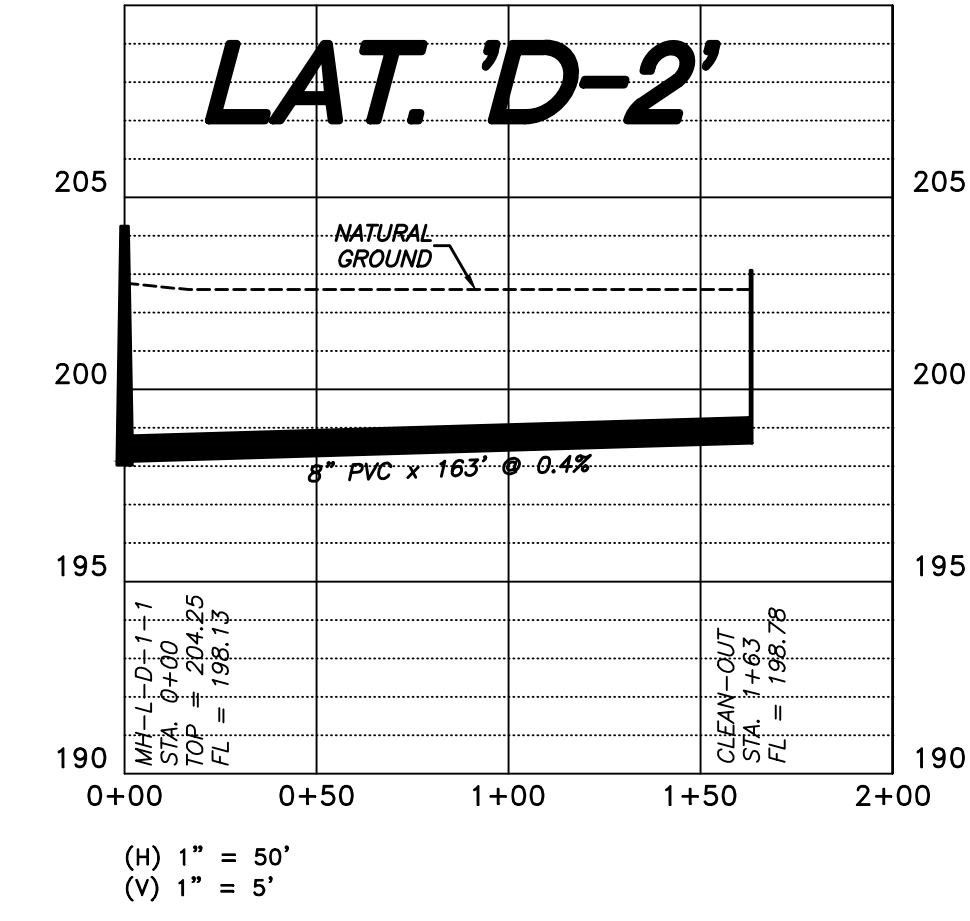
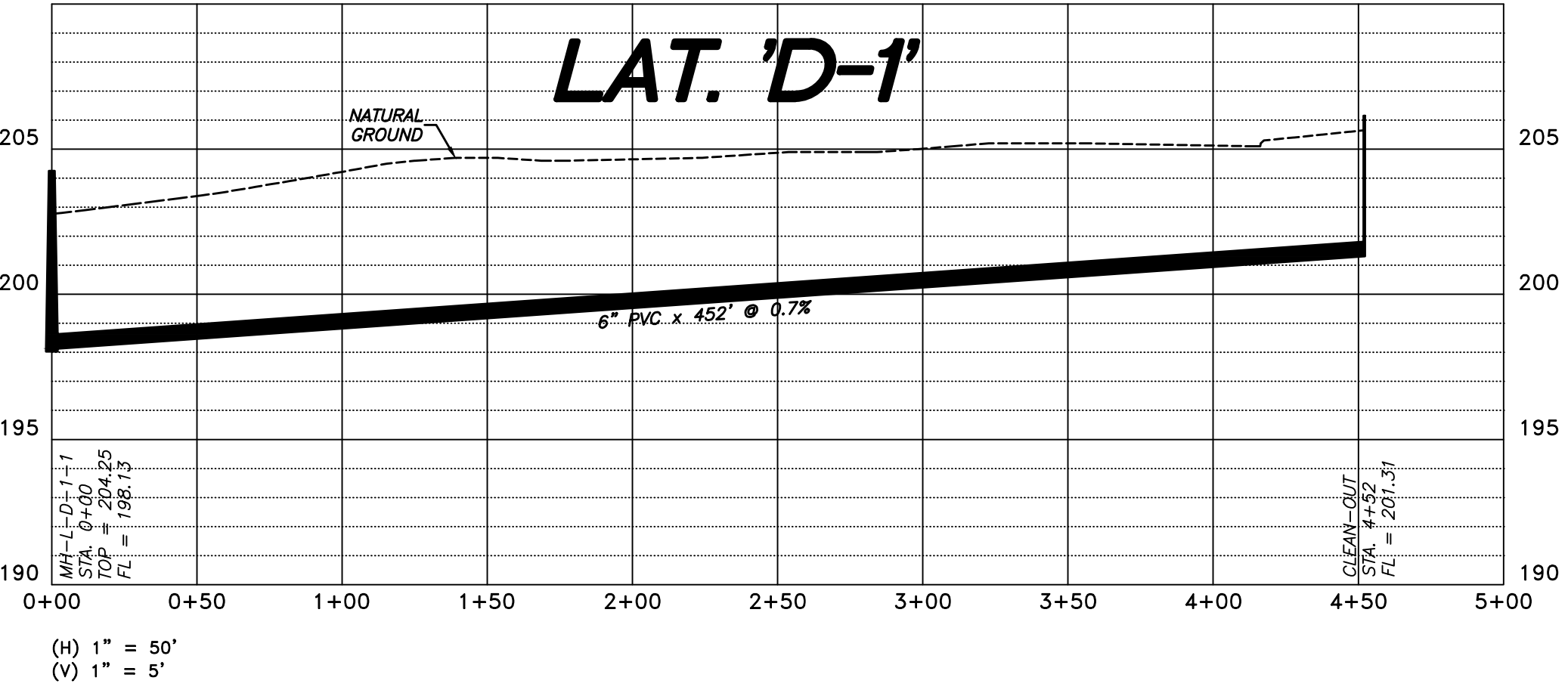
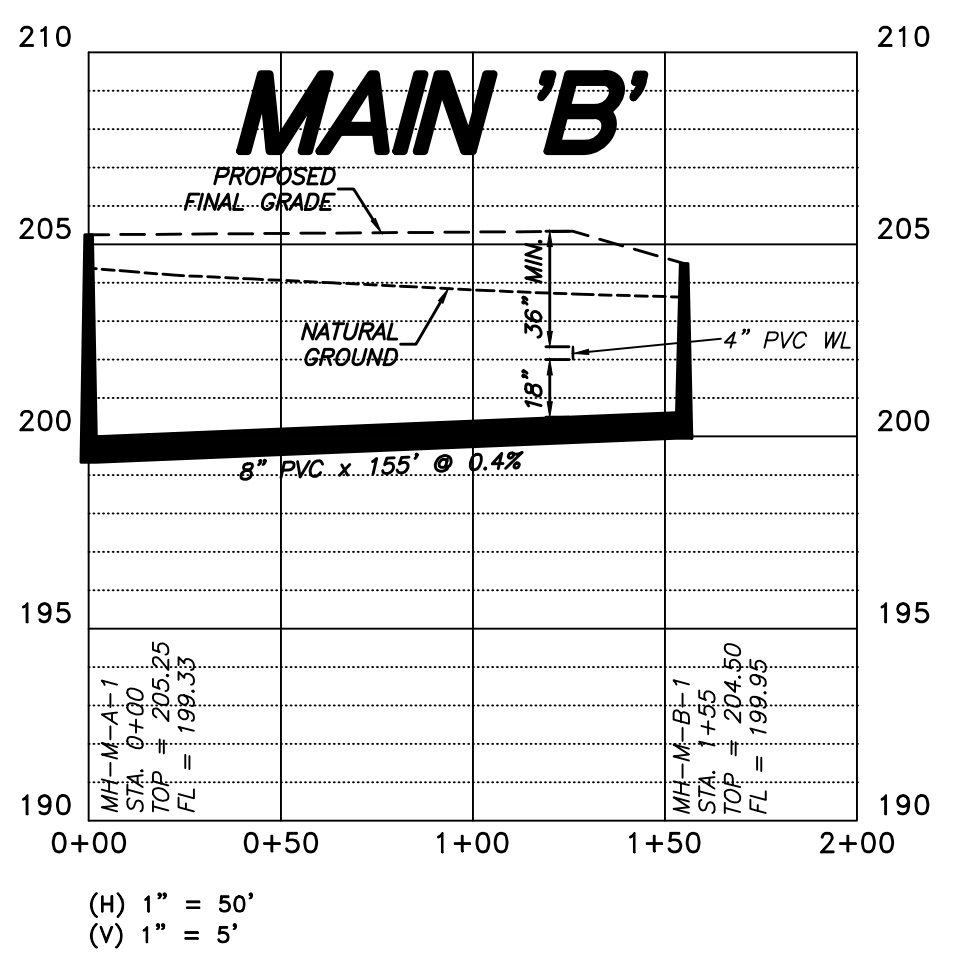
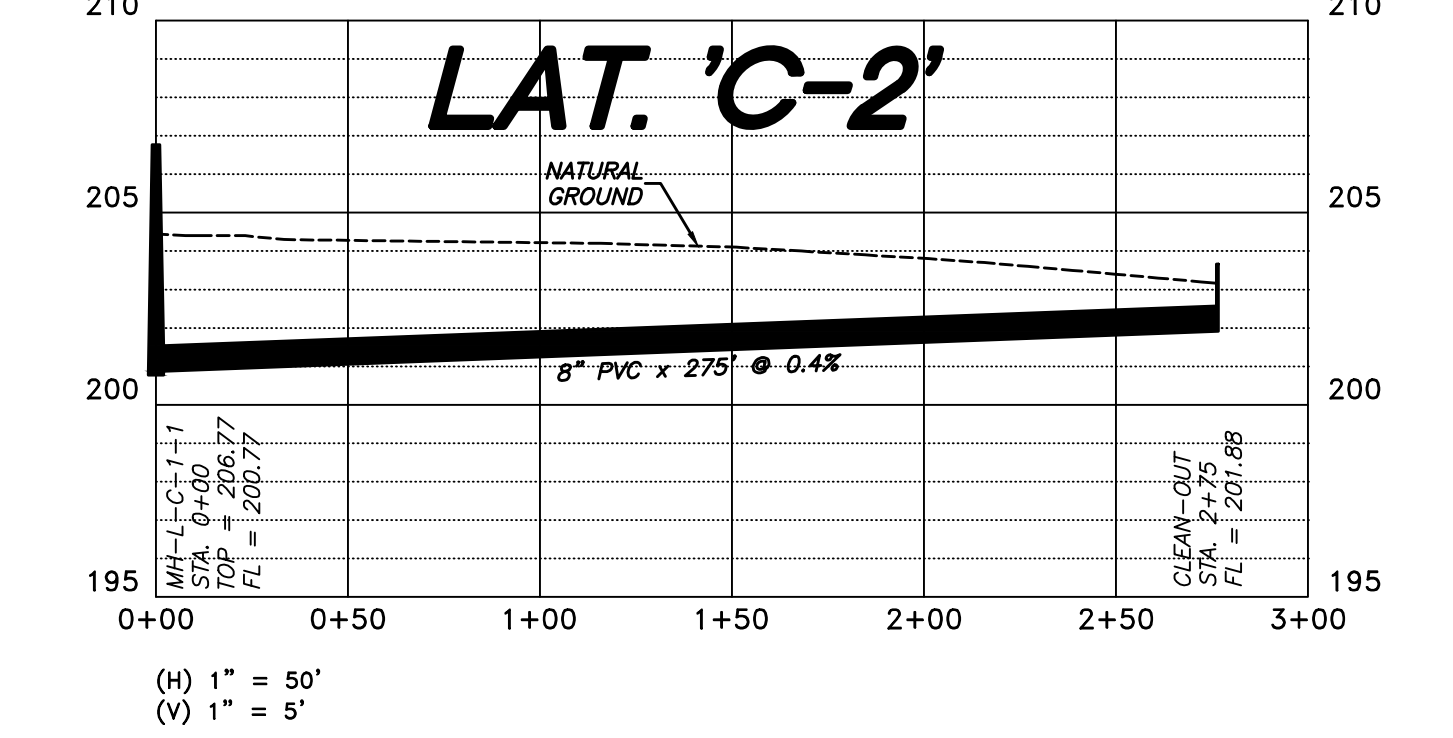
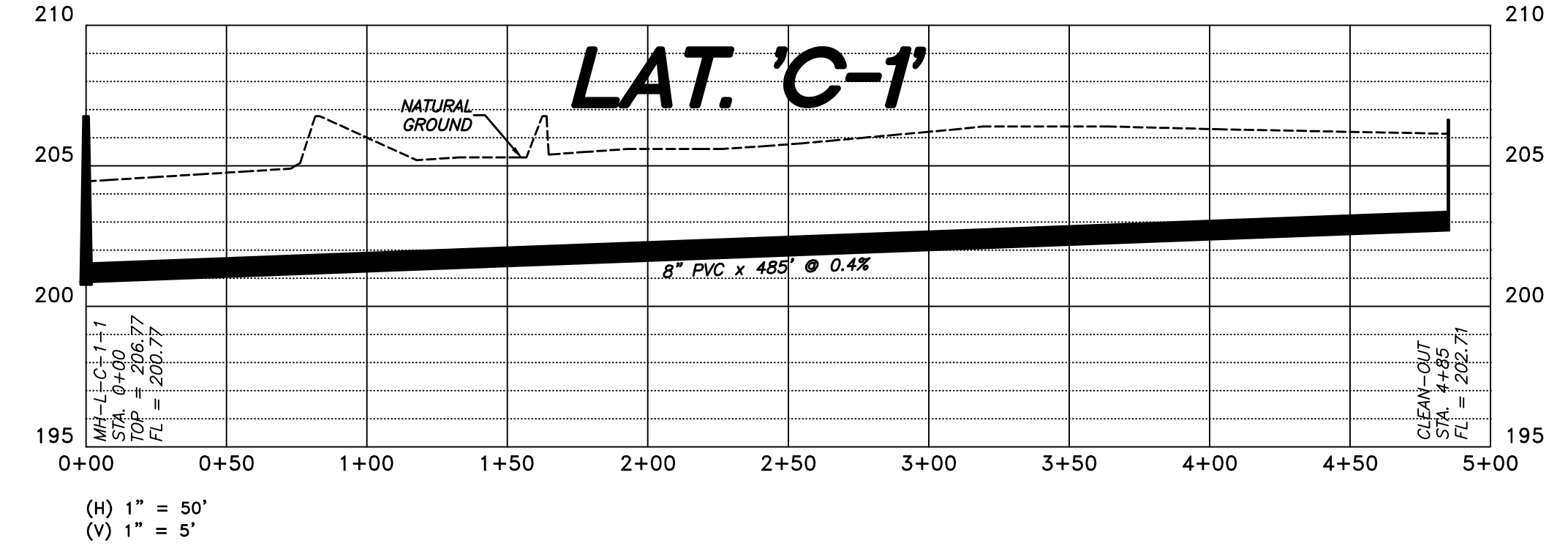
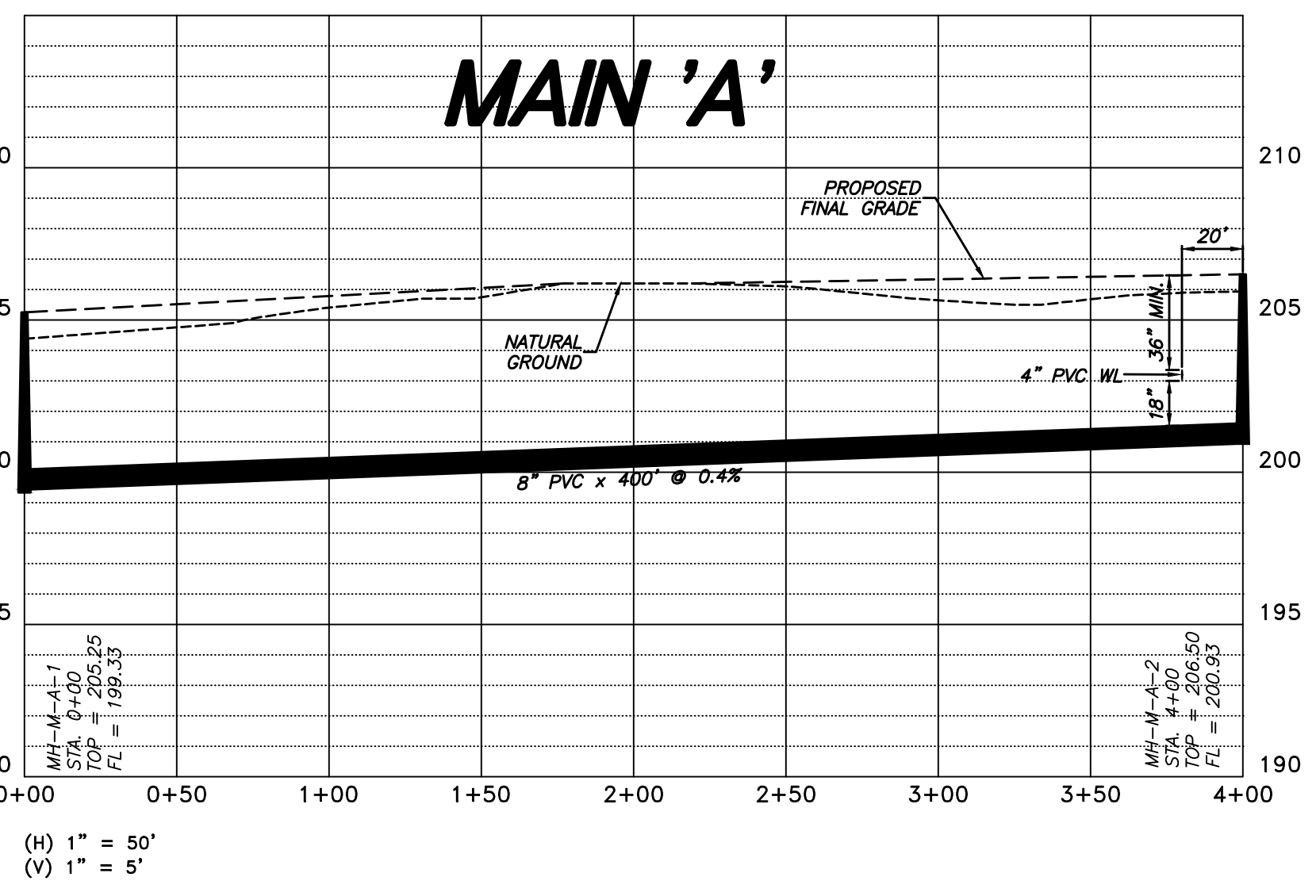
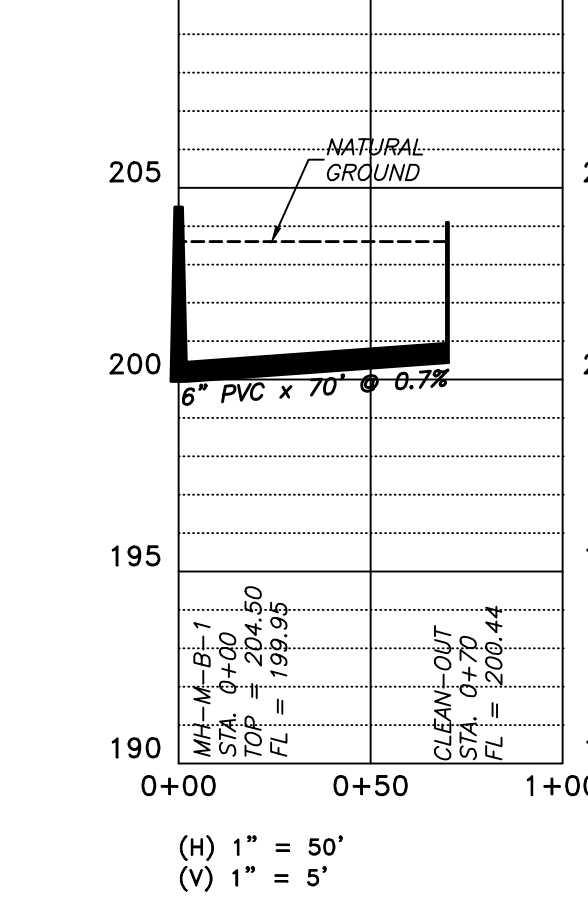
Date: DECEMBER 2020
 Project No: 20-059
 Title: 04-Choice RV Swr
 Scale: 1" = 40'
 Drawn By: B. Deck
 Sheet: 4 of 6



LAT. 'B-1'



LAT. 'B-2'



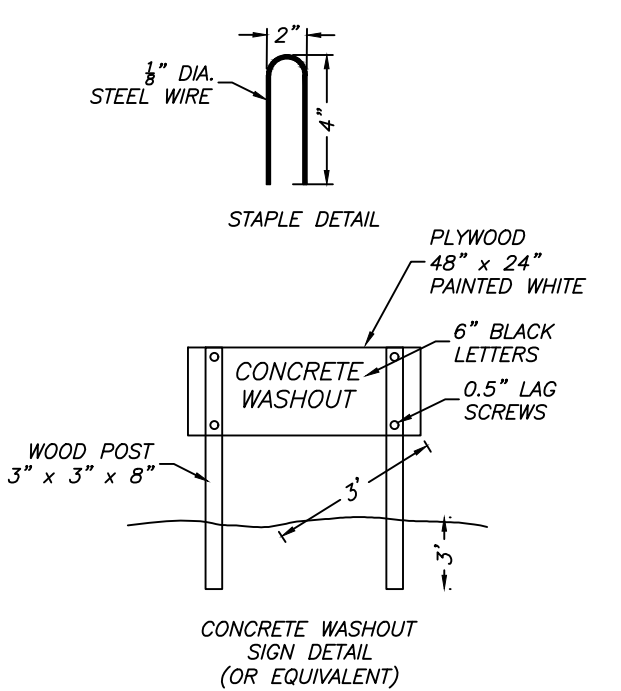
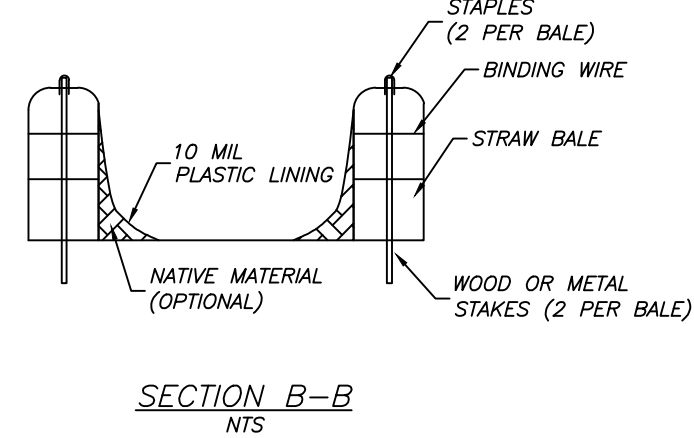
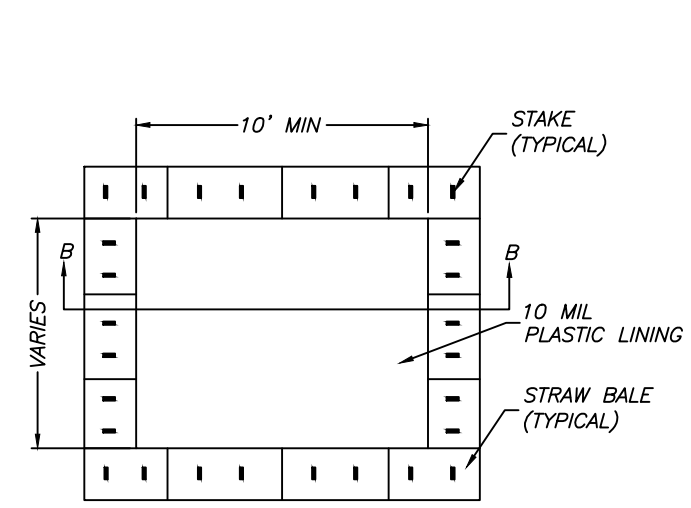
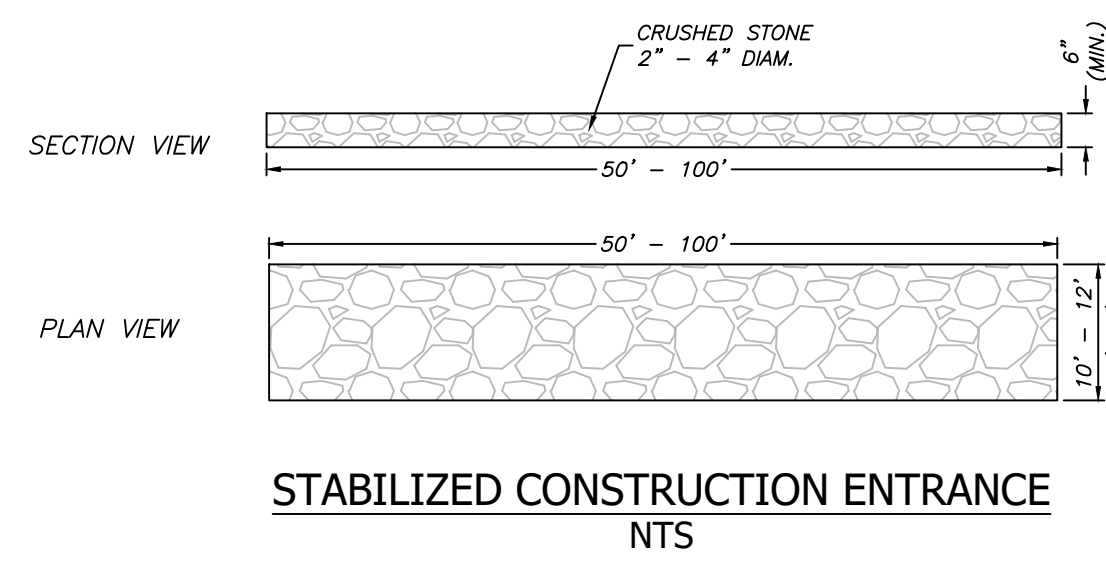
**SEWER PLAN/PROFILE
CHOICE RV PARK**

Part of the S 1/2 of the SE 1/4 of Section 13 & the NW 1/4 of the NE 1/4 of Section 24, T-6-S, R-9-W
City of Pine Bluff, Jefferson County, Arkansas

Prepared For:
Homes of Choice
Management Group, LLC
PO Box 20176
White Hall, Arkansas 71612

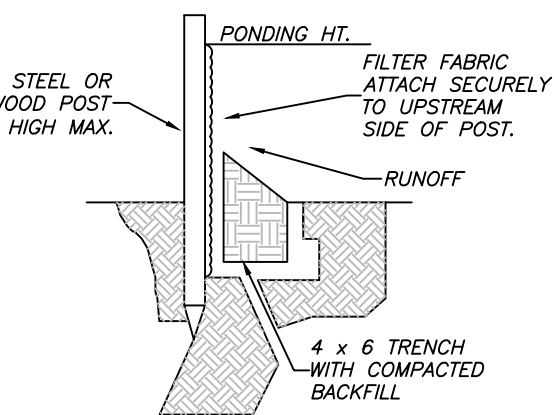
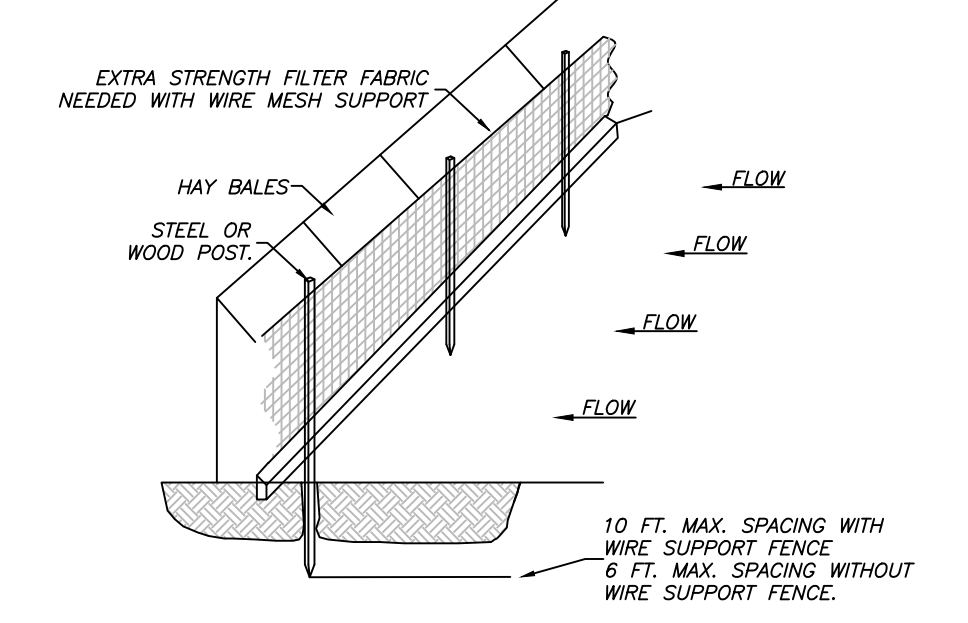
No.	Revisions	Date	By	Prepared For:
1	Added W.L. crossings to profile.	9-20-22	B. JOSE	Homes of Choice Management Group, LLC PO Box 20176 White Hall, Arkansas 71612
2	Revised per A/EH.	9-28-22	B. JOSE	
3	Updated title block.	10-25-22	B. JOSE	

Project No.:	20-059	Date:	DECEMBER 2020
File:	05_Choice RV Swr PP	Scale:	1" = 50'
Sheet:	5 of 6	Drawn By:	B. Deek



- NOTES:**
1. ACTUAL LAYOUT DETERMINED IN FIELD.
 2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
 3. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE LOCATED A MINIMUM OF 50 FT FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES, AND WATERCOURSES. EACH FACILITY SHOULD BE LOCATED AWAY FROM CONSTRUCTION TRAFFIC OF ACCESS AREAS TO PREVENT DISTURBANCE OR TRACKING.
 4. A SIGN SHOULD BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.
 5. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE CONSTRUCTED ABOVE GRADE. FACILITY SHOULD BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUIDS GENERATED DURING WASHOUT PROCEDURES.
 6. TEMPORARY WASHOUT FACILITIES SHOULD HAVE A TEMPORARY PIT OR BERMED AREAS OF SUFFICIENT VOLUME TO COMPLETELY CONTAIN ALL LIQUID AND WASTE CONCRETE MATERIALS GENERATED DURING WASHOUT PROCEDURES.
 7. WASHOUT OF CONCRETE TRUCKS SHOULD BE PERFORMED IN DESIGNATED AREAS ONLY.
 8. ONLY CONCRETE FROM MIXER TRUCK CHUTES SHOULD BE WASHED INTO CONCRETE WASHOUT.
 9. CONCRETE WASHOUT FROM CONCRETE PUMPER BINS CAN BE WASHED INTO CONCRETE PUMPER TRUCKS AND DISCHARGED INTO DESIGNATED WASHOUT AREA TO PROPERLY DISPOSED OF OFFSITE.
 10. ONCE CONCRETE WASTES ARE WASHED INTO THE DESIGNATED AREAS AND ALLOWED TO HARDEN, THE CONCRETE SHOULD BE BROKEN UP, REMOVED AND DISPOSED OF, DISPOSED OF HARDENED CONCRETE ON A REGULAR BASIS.
 11. TEMPORARY CONCRETE WASHOUT FACILITY SHOULD BE CONSTRUCTED ACCORDING TO THE DETAIL, WITH A RECOMMENDED MINIMUM LENGTH AND MINIMUM WIDTH OF 10 FT BUT WITH SUFFICIENT QUANTITY AND VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATORS.
 12. PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 10 MIL IN POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

CONCRETE WASHOUT AREA
NTS

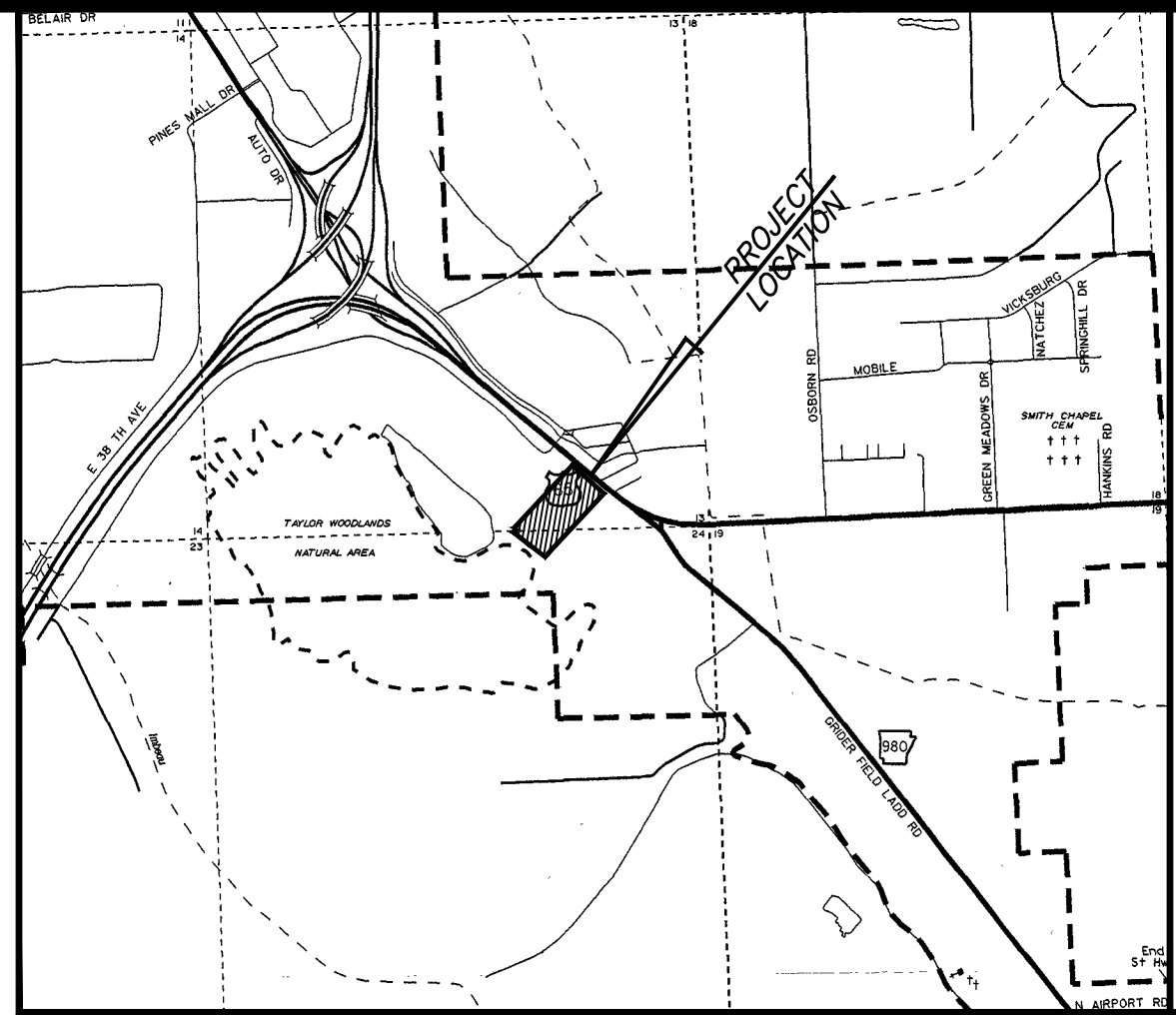


STANDARD DETAIL
TRENCH WITH NATIVE GRAVEL

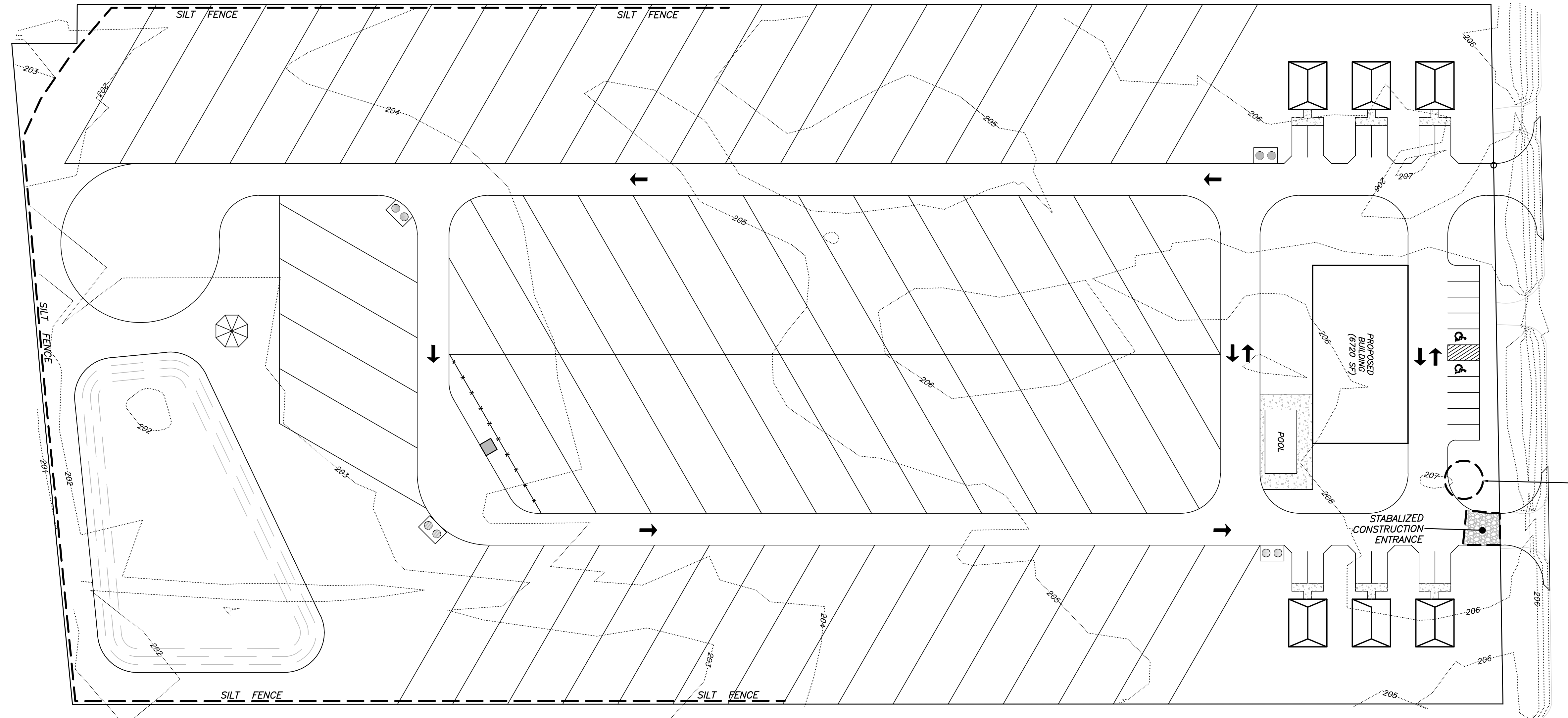
ALTERNATE DETAIL
TRENCH WITH GRAVEL

SILT FENCE
NTS

- NOTE:**
- 1.) INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
 - 2.) REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
 - 3.) SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.



VICINITY MAP
SCALE: 1" = 2000'



GENERAL NOTES:

- 1.) A SILT FENCE AND STRAW BALE DIKE SHALL BE PLACED AT POTENTIAL LOCATIONS OF HEAVY EROSION.
- 2.) TEMPORARY STRAW BALE DIKES ARE TO BE CONSTRUCTED NOT TO POND WATER ON ADJACENT PROPERTY.
- 3.) ALL TEMPORARY EROSION CONTROLS SHALL BE MAINTAINED UNTIL ALL CONSTRUCTION IS COMPLETE & PERMANENT GROUND COVER HAS BEEN ESTABLISHED.
- 4.) ONE OF THE FOLLOWING GROUND COVER METHODS SHALL BE USED AT AREAS OF CLEARING OTHER THAN FUTURE PAVEMENT SURFACES:
STRAW OR HAY-LOOSE 2.0 TONS/ACRE
STRAW OR HAY-TIED, ANCHORED, OR TACKED 1.5 TONS/ACRE
- 5.) SOIL EXPOSED FOR MORE THAN 14 DAYS WITH NO CONSTRUCTION ACTIVITY SHALL BE SEEDED OR REVEGETATED.
- 6.) CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING ON FLOW OF MUD INTO PUBLIC RIGHT-OF-WAY.
- 7.) ADDITIONAL EROSION CONTROL MEASURES WILL BE EMPLOYED WHERE NECESSARY BY SITE CONDITIONS.
- 8.) CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL MEASURES & PROVIDE RAIN FALL MONITORING & BI-WEEKLY INSPECTION REPORTS IN ACCORDANCE WITH THE NPDES PERMIT REQUIREMENTS.
- 9.) CONTRACTOR SHALL USE "BEST MANAGEMENT PRACTICES" (BMP'S) WHEN IMPLEMENTING & MAINTAINING SEDIMENT & RUN-OFF CONTROLS.
- 10.) THE USE OF "BIO-DEGRADABLE SOCK" IS ALLOWED AS OPPOSED TO SILT FENCE.

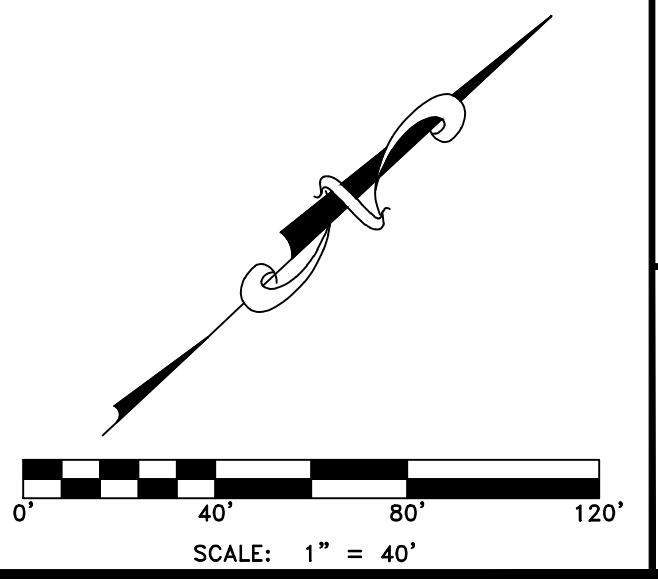
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EROSION CONTROL PLAN
CHOICE RV PARK
Part of the S 1/2 of the SE 1/4 of Section 13 & the NW 1/4 of the NE 1/4 of Section 24, T-6-S, R-9-W
City of Pine Bluff, Jefferson County, Arkansas

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No.	Revisions	Date	By
1	Updated to reflect revisions to Site Plan.	9-28-22	B. Deck
2	Revised Erog. & Pool.	10-5-22	B. Deck

Project No:	20-059
Date:	DECEMBER 2020
Scale:	1" = 40'
Drawn By:	B. Deck
Sheet:	6 of 6



**RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION**

SUBJECT: Street closing request to close the 2400 block of South Fir between 24th and 25th Avenues.

APPLICANT: Donnie Savage

ZONING AND LAND USES: R-3, Residential

ZONING:	North:	RMF- Multifamily I-1, Industrial	LAND USE:	North:	Vacant
	South:	R-3, Residential		South:	Residential
	East:	R-2, Residential		East:	Residential
	West:	R-3, Residential		West:	Residential / Vacant

PLANNING COMMISSION HISTORY

Street Closing request in area - NONE.

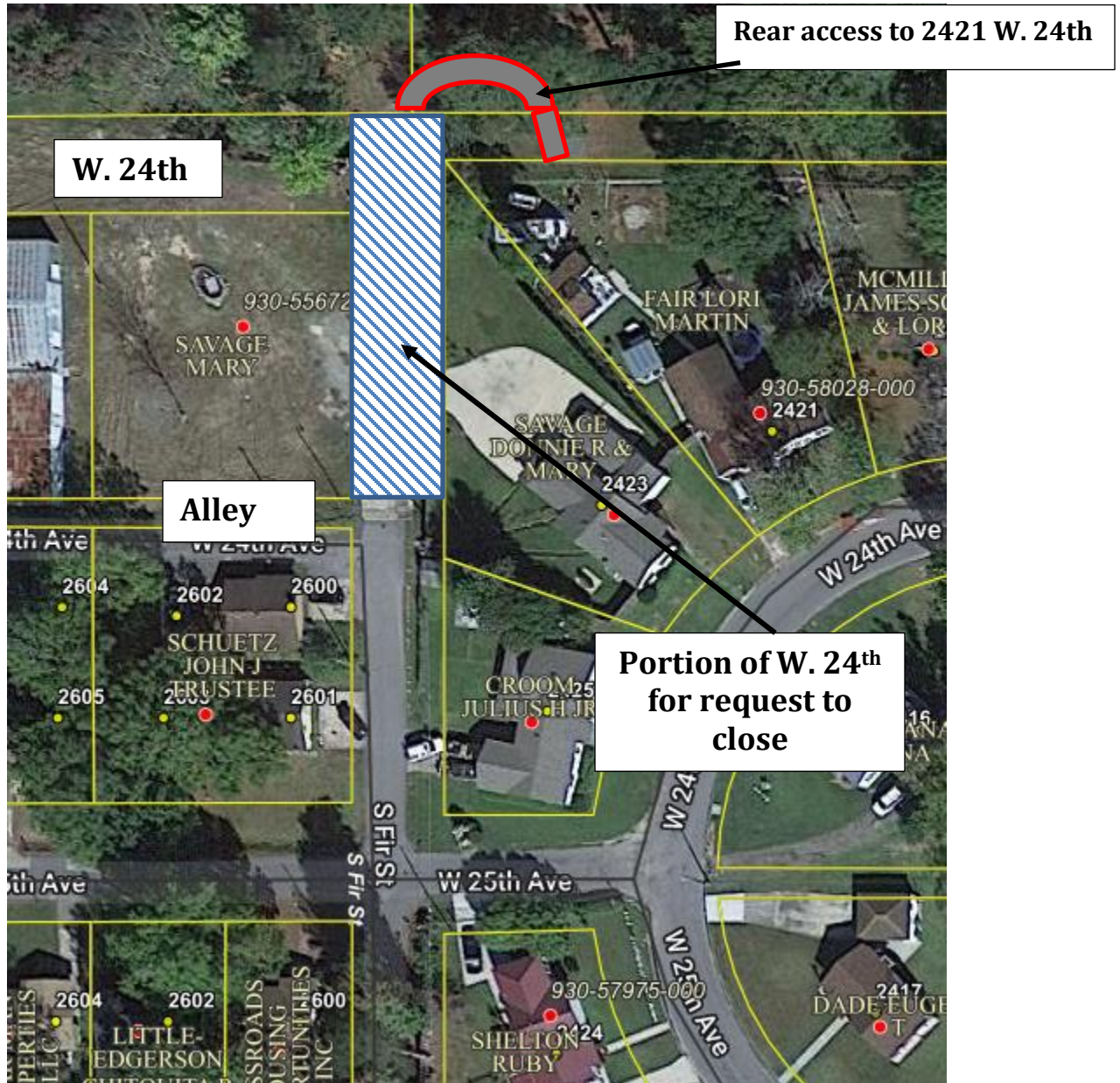
REVIEW COMMENTS

Applicant requests the closing of a portion of Fir Street beginning at the alley located between W. 25th Avenue and W. 24th Avenue north to 24th Avenue. Please see aerial and ownership photo on page 2 for clarification. Fir Street is not platted north past W. 24th (page 3). Applicant has installed a rolling gate across 24th prior to receiving city approval. Access beyond W. 24th leads to the Interceptor Canal. One property owner not adjoining the area of the street closing has utilized this portion of Fir Street to access the alley adjoining their property (grey area outlined in red page 2).

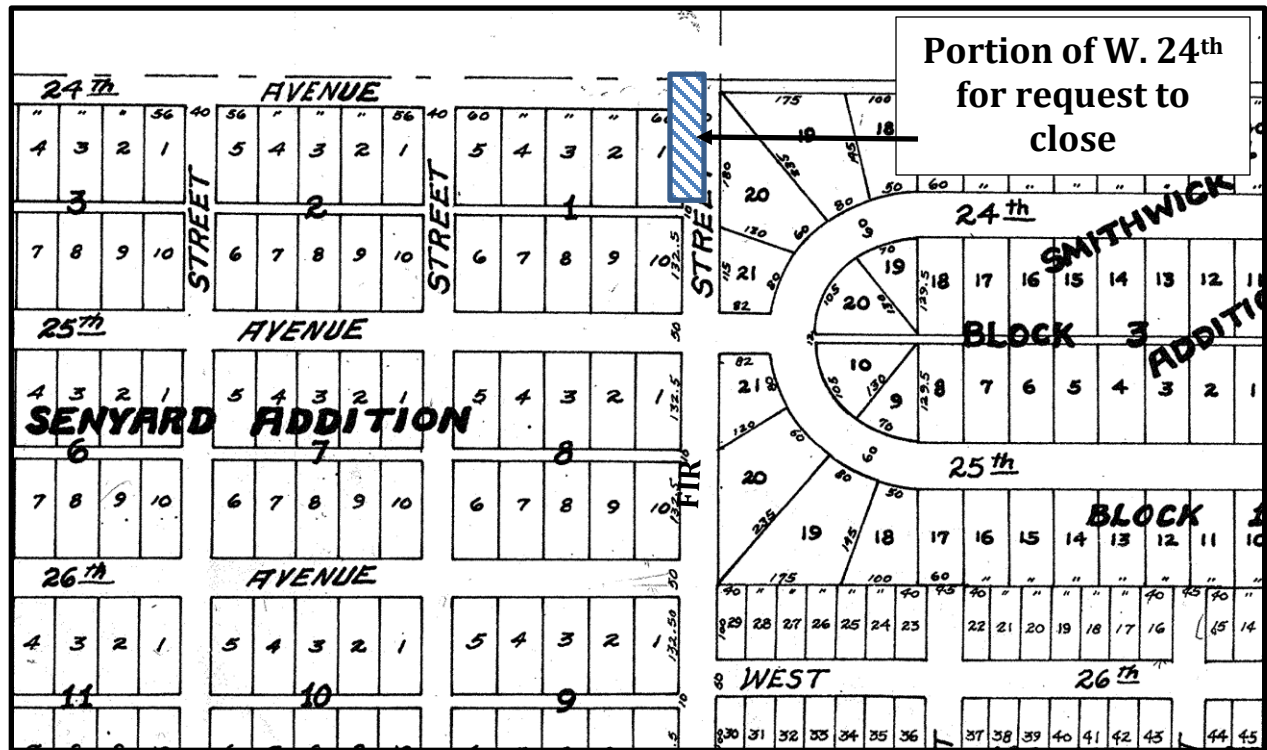
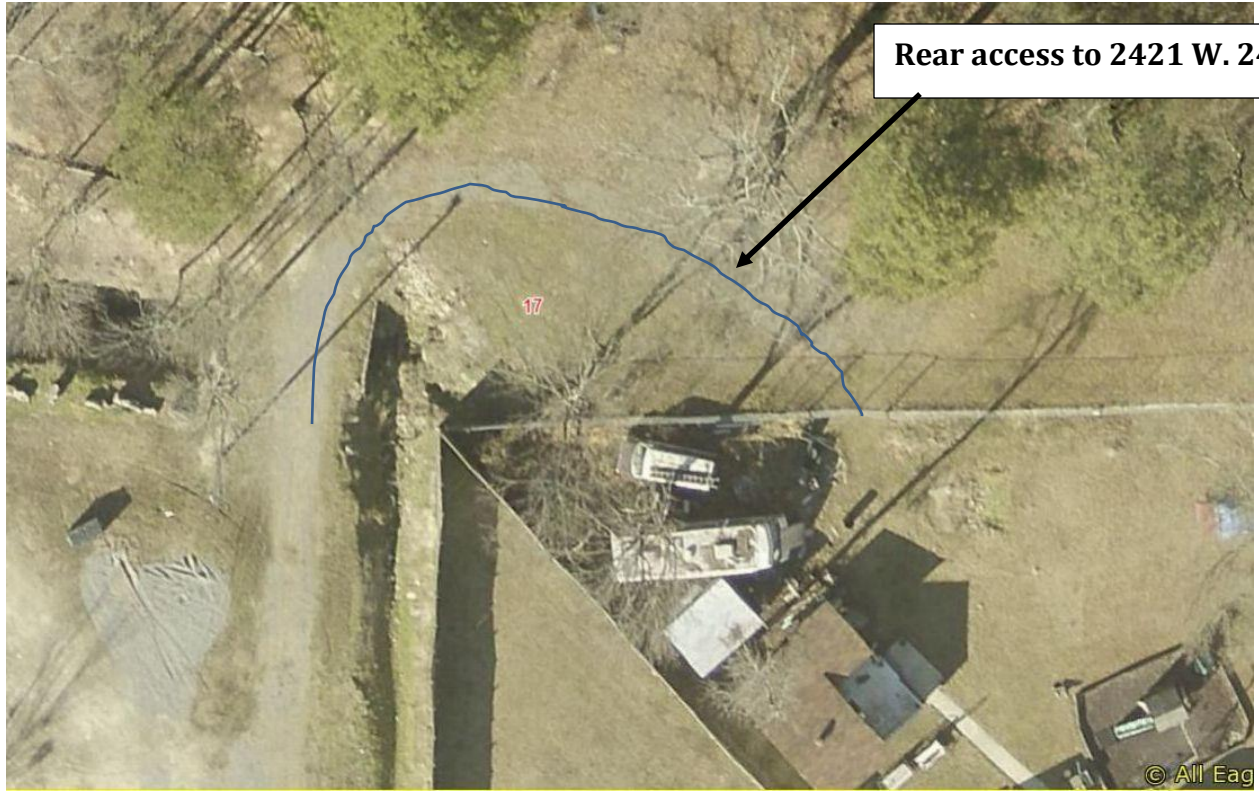
The street department director has provided a letter in support of the closing; however, Wastewater Utility has responded that it is opposed to the street closing and has provided a drawing that shows a main sewer line using this right-of-way and turning east at the end of Fir (attached following page 6).

RECOMMENDATION

Although Planning staff agrees with the Street Department Director’s assessment that there are no future plans for the extension of Fir Street in this area, Wastewater Utility’s use and opposition leads staff to recommend against this closing request.



Aerial with ownership







Fir Street – view north from W. 25th



24th Street – view west from Fir

STREET CLOSING

NEW BUSINESS

**AGENDA ITEM #3
2400 BLOCK OF SOUTH FIR
NOVEMBER 29TH, 2022**



W. 25th – view east toward W. 24th and W. 25th loop

NOTE: IF YOUR CONTACT PERSON AND CONTACT INFORMATION HAS CHANGED PLEASE LET ME KNON IN YOUR RESPONSE

MEMO

TO: CITY UTILITY AND UTILITY COMPANIES
FROM: CITY OF PINE BLUFF (LAKISHIA HILL, ZONING)
SUBJECT: STREET/ALLEY CLOSING
DATE: NOVEMBER 14, 2022

An application has been filed with the city to close the street described below. Please inform this office as to whether your department or company has, or intends to have, any use of said street alley for utility purposes.

NOTE: Please email or fax your response to our office.

Email: Lakishiah@cityofpinebluff-ar.gov

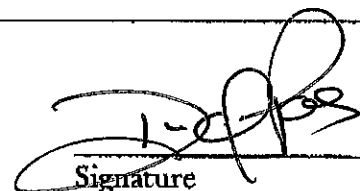
The fax number is 870-730-2170 or call 870-730-2023.

Street/Alley to be closed is described as follows: First Street between W. 24th Ave and W. 25th Ave.

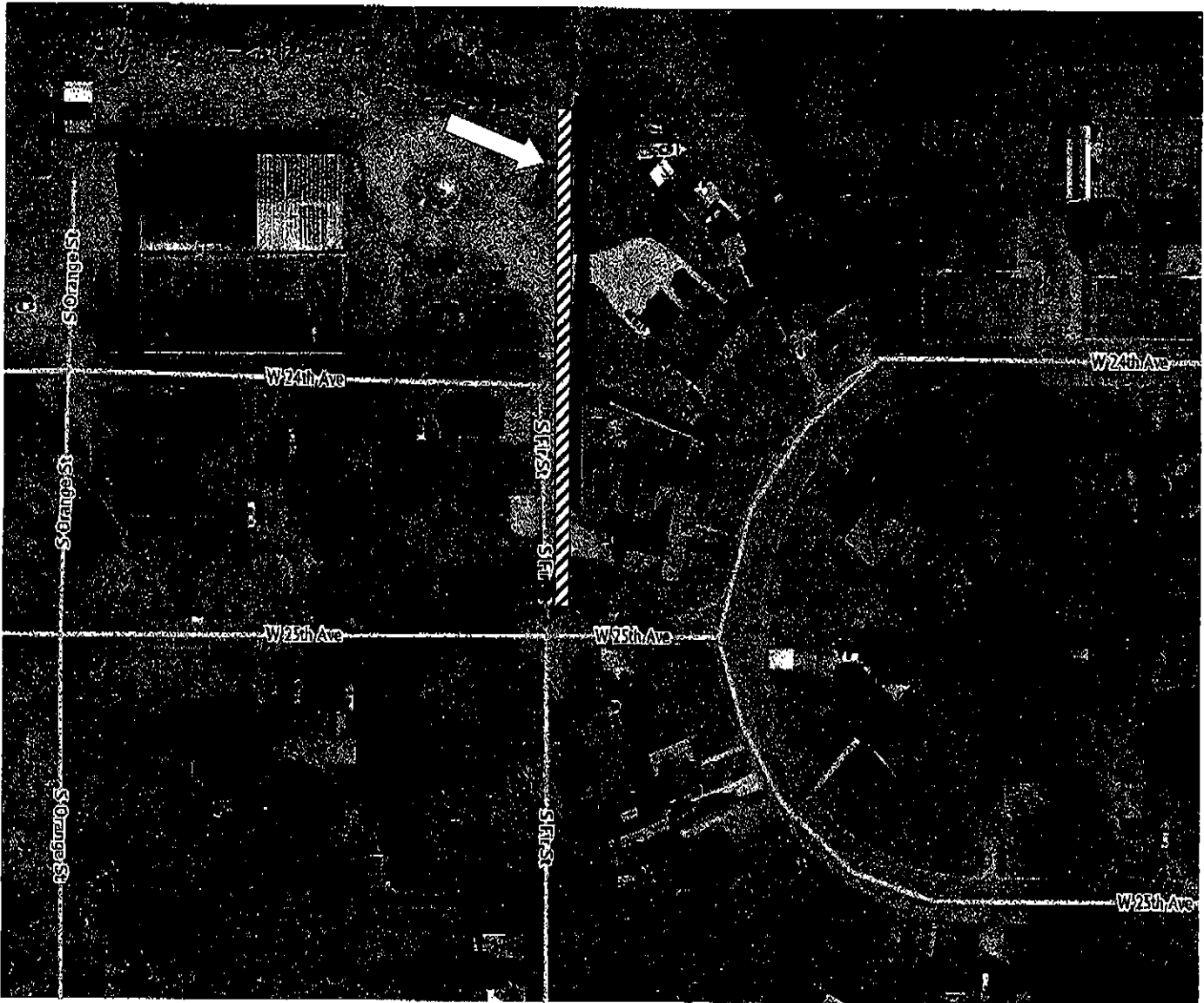
Street/Alley is <input checked="" type="checkbox"/>	Street/Alley is not <input type="checkbox"/>
(Presently used for utility purposes)	
Street/Alley is <input checked="" type="checkbox"/>	Street/Alley is not <input type="checkbox"/>
(Intended for future utility purposes)	
Do you oppose the closing? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

Comments AN 8" GRAVITY SANITARY SEWER MAIN IS LOCATED IN THIS R/W. SEE ATTACHED MAP.

PB WASTEWATER
Department or Utility Co.


Signature

NATURE SAVER™ FAX MEMO 01616		Date	11-14-22	# of pages	2
To	David Poe	From	Lakishia Hill		
Co./Dept.	Wastewater	Co.	City of Pine Bluff		
Phone #	535-6603	Phone #	870 730 2023		
Fax #	535-6243	Fax #	870 730 2170		



Case No. 2022 1943



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: Donnie K Savage & Donhatae

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

AT INTERSECTION OF W 25TH AVE & S FIR ST TO END OF S FIR ST

Property/Parcel ID No. _____
Size of Property (acres): _____ Current Zoning: _____ Ward: _____

Applicant / Property Owner

Name: Donnie K Savage
Address: 2423 West 27
Telephone: 870-413-9571
Name: _____
Address: _____
Telephone: _____

Additional Property Owners

Name: Donhatae
Address: 2401 Orange
Telephone: 870-413-9572
Name: _____
Address: _____
Telephone: _____

Brief description of request:

WISH TO CLOSE SOUTH FIR ST FROM W 25TH AVE TO ~~W 24TH~~ W 24TH AVE

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

Additional information/comments: _____

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.)*

Signature _____ Date _____

Signature _____ Date _____

Printed Name _____
Owner _____ or Authorized Agent _____
(Check one)

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)543-1845 fax: (870) 543-1854.



EAST VIEW

© All EagleView

SOUTHVIEW



City of Pine Bluff Street Department

1300 Ohio Street
Pine Bluff, AR 71601
(870) 543-5140



RE: CLOSING OF SOUTH FIR STREET BETWEEN WEST 24TH AVENUE AND WEST 25TH AVENUE

Dear Planning Commission

This letter is written regarding closing a portion of South Fir Street between West 24th Avenue and West 25th Avenue. The street department has no objection to closing the referenced portion of South Fir Street but it is an undeveloped right of way that will never be used by the City of Pine Bluff.

Sincerely

A handwritten signature in black ink, appearing to read "Tom Bennett", with a long horizontal line extending to the right.

Tom Bennett

Director of Street Department

**RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION**

SUBJECT: Use Permit on Review Request (UPOR) by Emmitt Webb Jr. to operate a restaurant in an Industrial zone at 3006 W. 6th Avenue.

APPLICANT: Emmitt Webb , Jr.

ZONING AND LAND USES: I-1, Light Industrial

ZONING:	North:	I-3, General Industrial	LAND USE:	North:	Vacant
	South:	R-3, Residential		South:	Vacant - Undeveloped
	East:	I-1, Light Industrial		East:	Vacant
	West:	I-1, Light Industrial		West:	Tavern

HISTORY

No similar UPOR requests in immediate area.

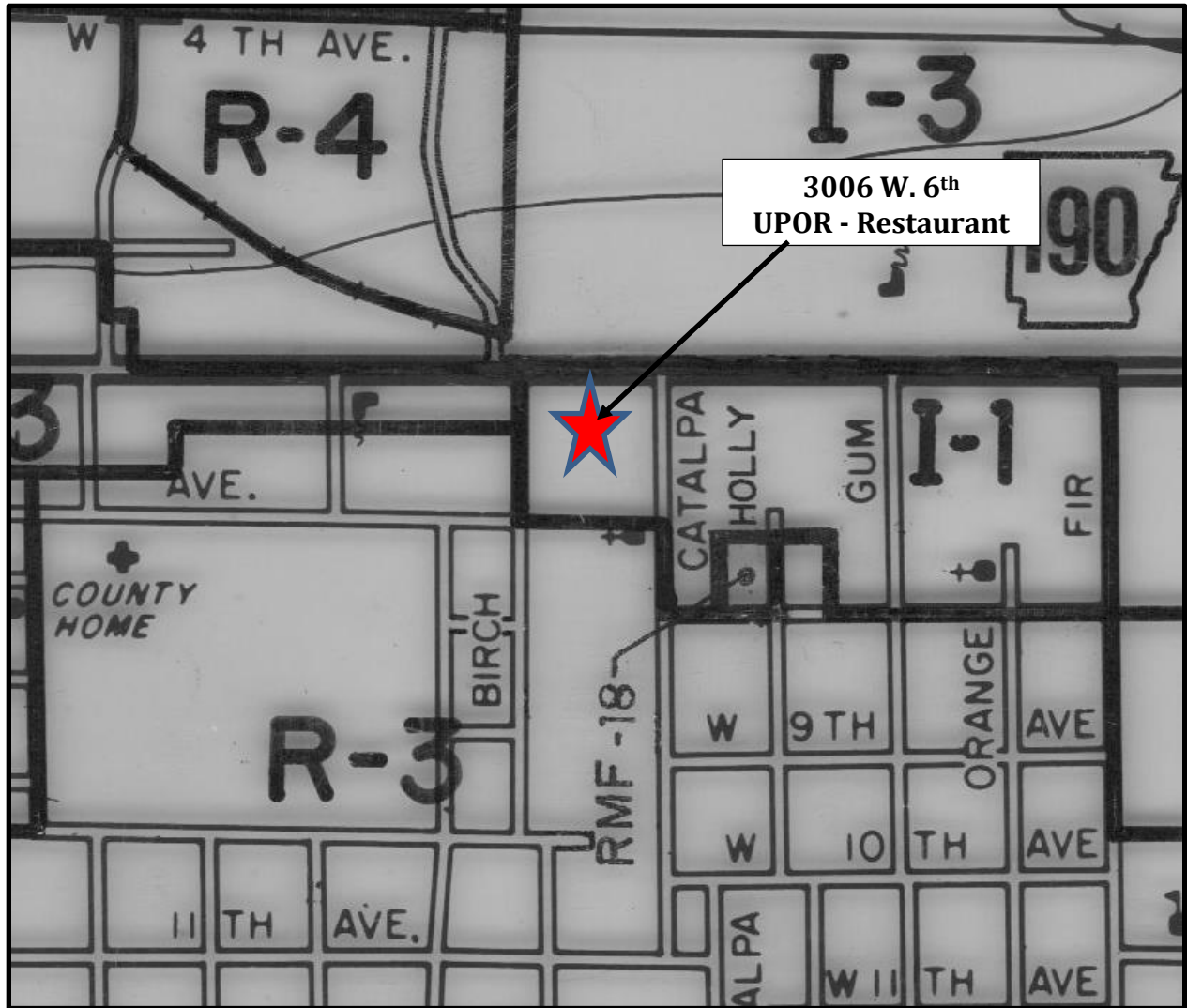
REVIEW COMMENTS

Applicant requests approval to reestablish and operate a restaurant at 3006 W. 6th Avenue in an existing building. The area is zoned I-1, Light Industrial which does not list restaurants as a permitted use. West 6th Avenue from Blake east to the overpass has diminished as an industrial area due to Martha Mitchell Expressway and the establishment of other specialized industrial sites. There is a mix of old industrial uses that still exist, vacant industrial uses and uses more compatible with commercial districts. The area would be considered declining.

The site has been previously used as a restaurant, but the use has been vacated for over one year thus making it a nonconforming use. The building size is listed as 1088 square feet requiring 15 parking spaces. The site has adequate parking and controlled access off W. 6th Avenue. Striping on the parking lot has faded and should be restriped to control lot traffic flow and parking.

RECOMMENDATION

Given the history of the property’s use as a restaurant and the industrial characteristics of the area declining staff recommends approval subject to Fire and Inspection Department approval.



Zoning Map



Aerial Photo



Front view



Looking west from east side of building



Front view



Parking area east of building



East view of parking area

UPOR

**AGENDA ITEM #4
3006 W. 6TH
NOVEMBER 29TH, 2022**



Front view looking west

Case No. 2022-2097



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: Emmitt Webb Jr.

Business Location: (address or lot, block, or nearest intersection) 3006 W 4th Ave
Pine Bluff Ar. 71603 Property/Parcel ID No. 931-41789-000

Size of Property (acres): 0.783 Current Zoning: Industrial Ward: _____

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

Name: Emmitt Webb Jr. Name: _____

Address: 2508 Sheraton Park Dr. Address: _____
Pine Bluff Ar. 71603

Telephone: 870-540-4059 Telephone: _____

Email: Emmitt.Webb@yaho.com Email: _____

Fax: N/A Fax: _____

Who will run the business? Owner Number of employees: 4

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

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

Will you require a sign? Yes

Applicant / Business Owner Signature Emmitt Webb Jr. Date 11-1-22

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>Emmitt Webb Jr.</u> Signature	<u>11-1-22</u> Date	_____ Signature	_____ Date
<u>Emmitt Webb Jr.</u> Printed Name	_____ Printed Name	_____ Printed Name	_____ Printed Name
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.

YOUR APPLICATION WILL NOT BE ACCEPTED WITHOUT A DRAWING OF THE PROPERTY

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

1. What is the current zone and use of the property?

Industrial / Not in use

2. What is the proposed use and zone you are requesting?

Restaurant Serving food / Commercial

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

It was informed that this restaurant/property was rezoned from commercial to industrial and have been closed for over a year.

Ownership Description
 Name: WEBB EMMITT JR
 2508 SHERATON PARK DR
 PINE BLUFF AR 71603

Assessment Summary

Year	2018	20%	2013	20%
Land	34,100	6,820	25,600	5,120
Bldgs	9,650	1,930	10,600	2,120
Total	43,750	8,750	36,200	7,240

Ownership Record
 Type: C.I. Impr
 Taxable: 3
 Neigh: 3
 Owner: 454813
 Status: Tax Status:
 Block: Lot:
 City: PINE BLUFF
 Map:
 Old PID:

Location: 3006 W 6TH AVE
 T.D.: 241 24 WATSON CHAPEL
 Acres: 0.783
Legal: BEG 2 CHS W OF NE COR LOT 1 S 8.33 1/3 CHS W 2 CHS N TO A
 PT 200 FT S OF N LOT LINE TH W 5.5 FT N 200 FT E 137.5 FT TO
 BEG EXC BEG 132 FT W & 250 FT S OF NE COR LOT 1 S/D N 1/2
 NW TH S 300 FT W 132 FT N 300 FT E 132 FT TO POB

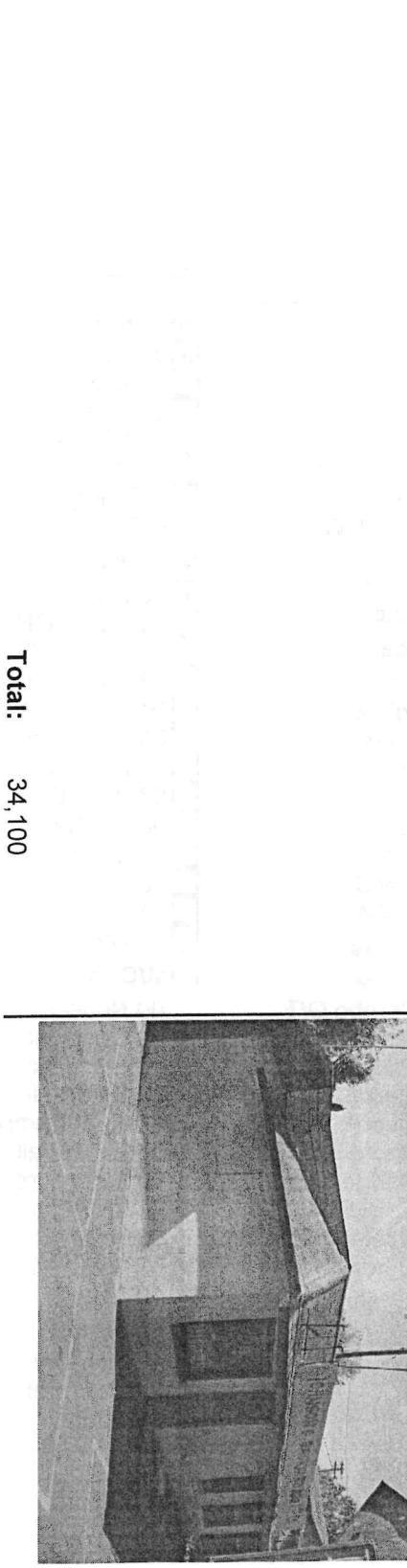
Trend	Street	Utilities	Topography	Landscaping
<input type="checkbox"/> Improving	<input type="checkbox"/> Concrete	<input type="checkbox"/> No Water	<input type="checkbox"/> High	<input type="checkbox"/> Excellent
<input type="checkbox"/> Static	<input type="checkbox"/> Asphalt	<input type="checkbox"/> No Sewer	<input type="checkbox"/> Low	<input type="checkbox"/> Good
<input type="checkbox"/> Declining	<input type="checkbox"/> ChatSeal	<input type="checkbox"/> No Gas	<input type="checkbox"/> Rough	<input type="checkbox"/> Average
<input type="checkbox"/> New	<input type="checkbox"/> Gravel	<input type="checkbox"/> No Electric	<input type="checkbox"/> Flat	<input type="checkbox"/> Poor
<input type="checkbox"/> Old	<input type="checkbox"/> Dirt	<input type="checkbox"/> No Telephone	<input type="checkbox"/> Sloping	<input type="checkbox"/> None

Date	Amount	Purpose	Note
3/11/2008	1,600	RC Rep Comm	3/2/09 KM LOOKS LIKE PAINT \$ OK
2/3/2004			2/3/04 RCP BLDG CONVERTED TO RESTAURANT

Date	Book	Page/Inst#	Amount	Type	Grantee
9/24/2022	2022R	8381	8,000	WD	WEBB EMMITT JR
12/9/2005	809	573		CV	FIRST TRINITY CHURCH OF GOD
6/7/1995	655	259		WD	BARRETT RITA WALKER TRUSTEE
2/15/1994	640	417			BARRETT RITA WALKER TRUSTEE

Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate Pri/Sec	O	Adj1	%	Adj2	%	Value	NC	HS
SF		34100.000	34100.000		.000	1.00						34,100		
						0.000								

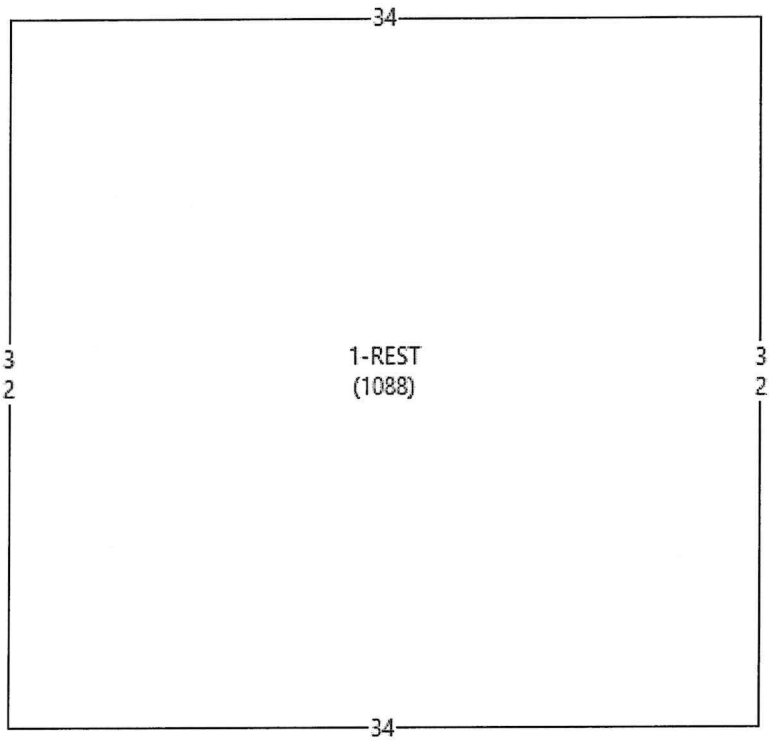
Land Record
 PINE BLUFF M&B\60908A\931-41789-000-01-20



Total: 34,100

Sketch

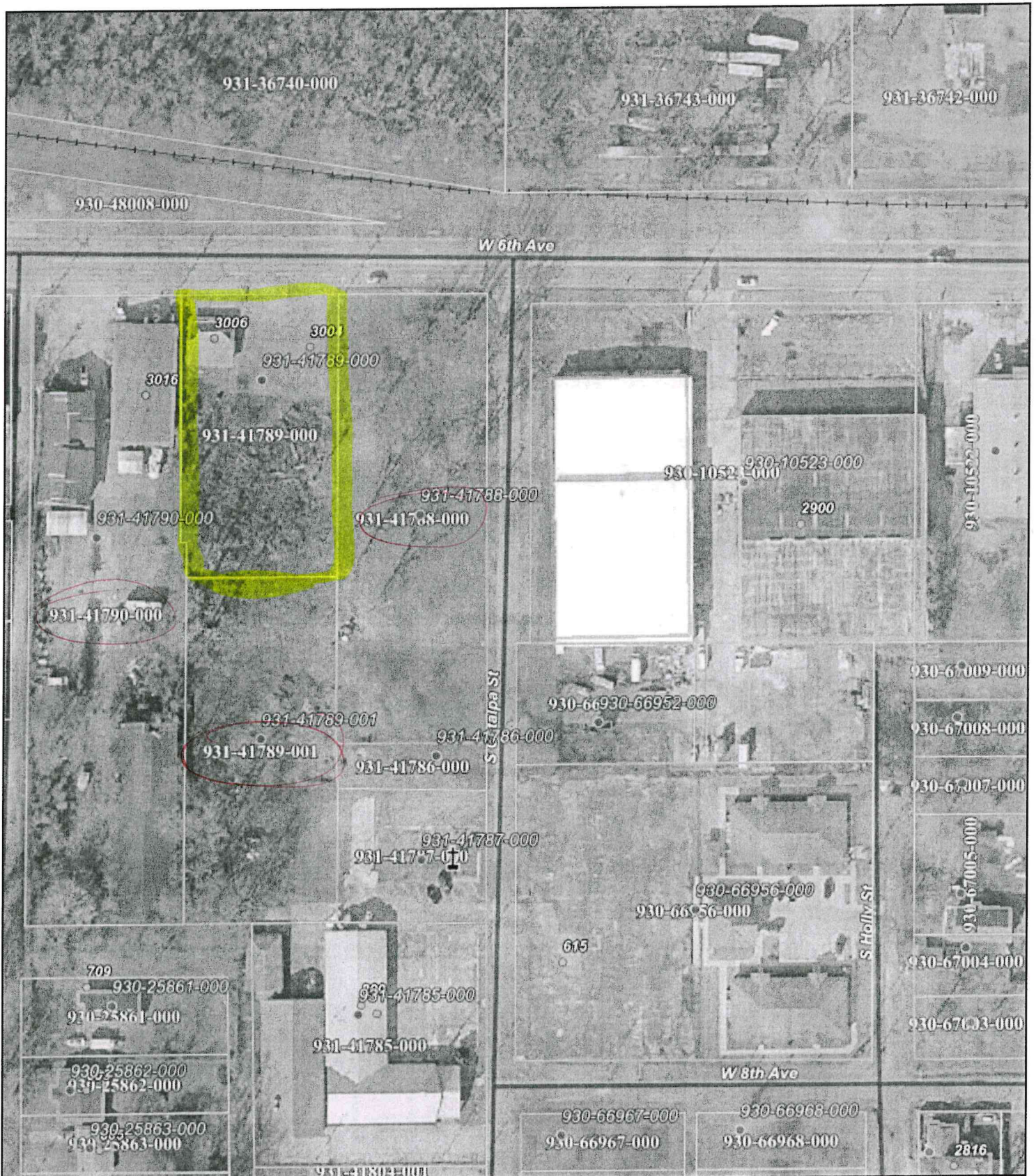
*PARKING
25-30 spaces*



B/S	Occupancy	Area	Perim	Vector
1	REST	1,088	132	AACU32*34

*5 Space
Parking*

Comments



Date Created: 11/1/2022

1 inch = 112 feet

via DataScout OneMap

Created By: Debbie Gracie

This map should be used for reference purposes only and should not be considered a legal document. While every effort has been made to ensure the accuracy of this product, the publisher accepts no responsibility for any errors or omissions nor for any loss or damage alleged to be suffered by anyone as a result of the publication of this map and the notations on it, or as a result of the use or misuse of the information provided herein.



W 6th Ave

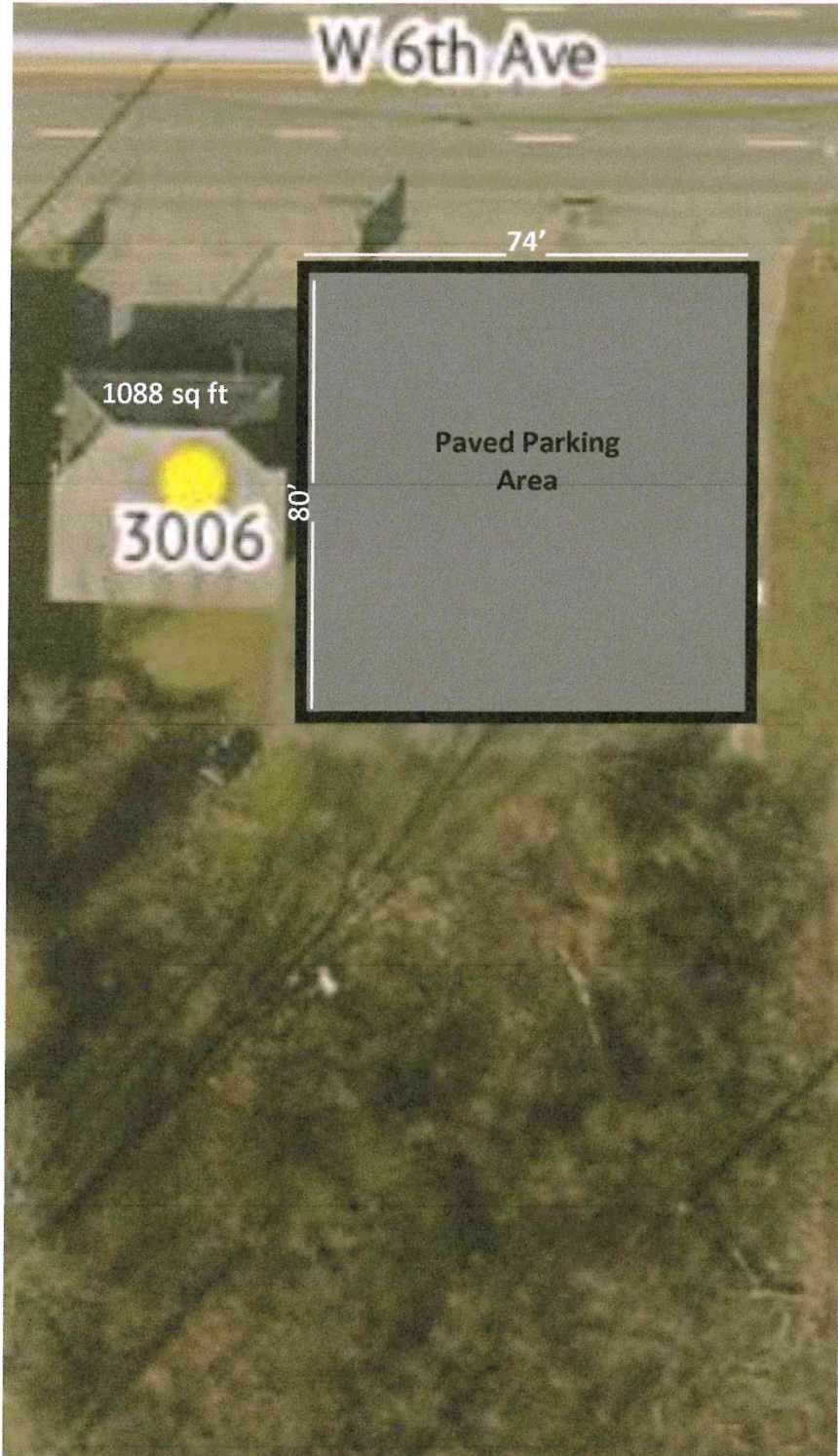
74'

1088 sq ft

3006

80'

Paved Parking
Area



**RECOMMENDATION
 TO THE
 PINE BLUFF PLANNING COMMISSION**

SUBJECT: Request to rezone five acres from A-R, Agriculture / Residential to R-1, Residential. The property is located at 5401 Brinkley Road.

APPLICANT: Rodney Griffin

ZONING AND LAND USES: A-R, Agriculture / Residential

ZONING:	North:	R-1, Residential	LAND USE:	North:	Vacant undeveloped
	South:	R-1, Residential		South:	Cemetery / Residential
	East:	R-1, Residential		East:	Vacant undeveloped
	West:	R-1, Residential		West:	Rogers Metal

History

2021-11-30 6100 Middle Warren Rd Rezone R-1 to B-4 Denied

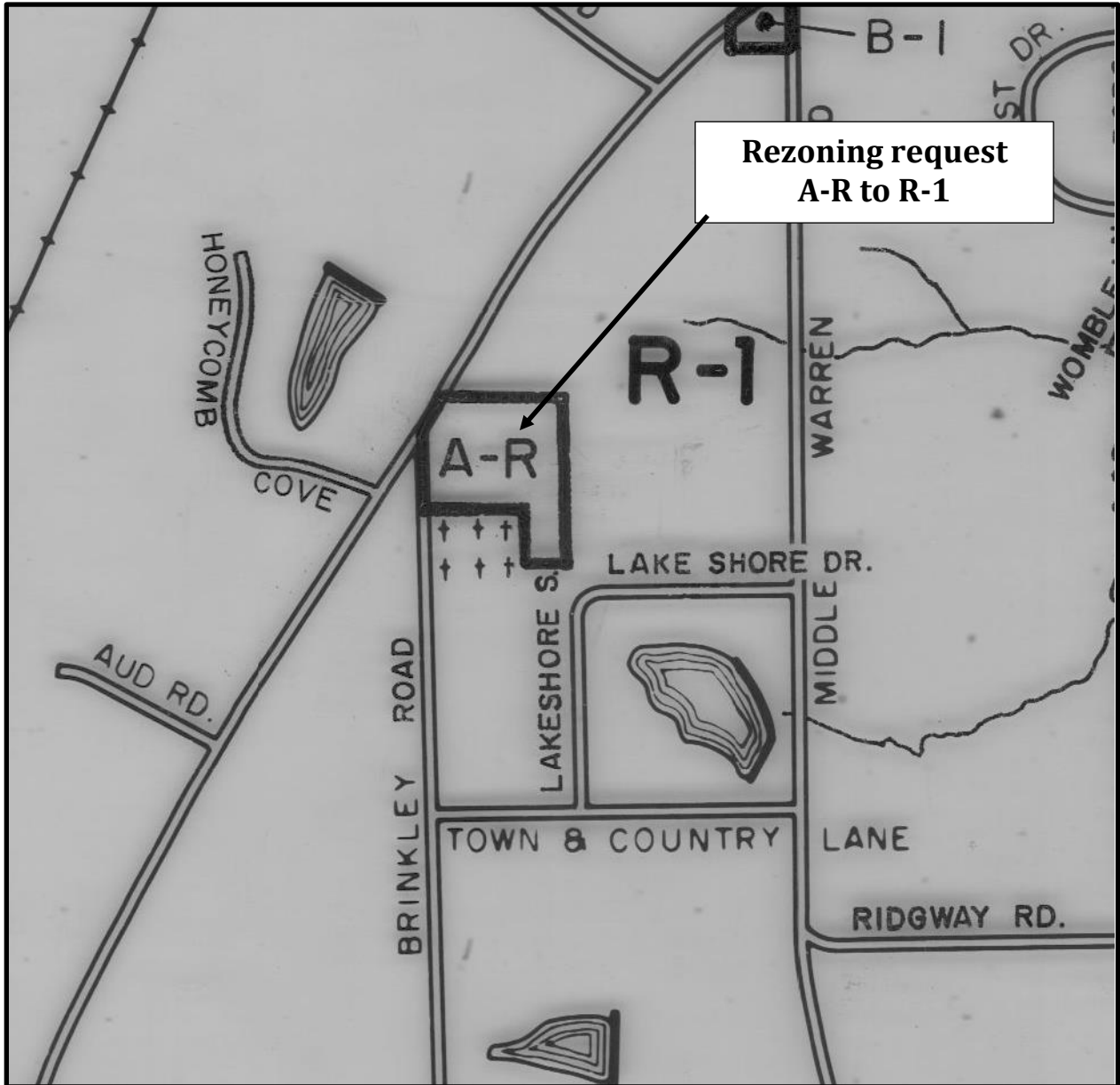
REVIEW COMMENTS

This application is for a rezoning. Although the applicant’s early statement focuses more on replatting, the current A-R zone requires a minimum of 5 acres and replatting wouldn’t be allowed. A less than lot replat or lot split would only require zoning staff approval. In the narrative part of the application, it is mentioned that they would like to rezone the property R-1, Residential.

The A-R Agriculture – Residential zone was created in the early 1990’s to address recently annexed property that were large parcels where owners lived but also raised horses, cows, or poultry. A few of these areas remain such as this one. Rogers Metal is located across Brinkley Road. Other than an old trailer park and convenience store located at Middle Warren Road the are is primarily R-1, Residential.

RECOMMENDATION

It is rare when planning staff see a request to “up zone” or move form a less restrictive to more restrictive zoning class. The zoning map on page 2 shows that this parcel is an island surrounded by R-1 zoned properties and therefore will recommend approval of this request to rezone the property R-1.





Rezoning

**AGENDA ITEM #5
5401 BRINKLEY ROAD
NOVEMBER 29TH, 2022**



5401 Brinkley



5401 Brinkley



View along west side of property



View south of 5401 Brinkley (cemetery in back)



Cemetery behind 5401 Brinkley



Across from 5401 Brinkley (In use prior to annexation)



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: Rodney Griffin

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

5401 Brinkley Rd Pine Bluff AR 7103 Property/Parcel ID No. _____

Size of Property (acres): 5 acres Current Zoning: Agriculture Ward: _____

Applicant / Business Owner

Property Owner (Must be filled out if different)

Name: Rodney Griffin

Name: _____

Address: 5401 Brinkley R

Address: _____

Pine Bluff AR 71603

Telephone: 870-329-0390

Telephone: _____

Email: rdgriffin0390@gmail.com

Email: _____

Fax: _____

Fax: _____

Brief description of request: Replat the 5 acres to two lots; 1 lot with 4 acres other with 1 acre with house

Does the property have restrictive covenants: N/A (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: no

Additional information/comments: _____

Rodney Griffin 10-24-22
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.)			
Signature	Date	Signature	Date
Printed Name		Printed Name	
Owner _____ 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 71601 telephone: (870)730-2020 fax: (870) 543-1854.

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

Recently acquired property. The house may be used as rental property or guest house for family. The land may be used to build a house.

2. What is the proposed use you are requesting?

I would like to replat the 5 acres. 4 acres for land to build etc and 1 acre for the existing house. Please see attachment #1

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

Zoning is currently agriculture 5 acres minimum. If replat can't remain agriculture. I would like to request new zoning of R-1 similar to neighboring properties. Once rezoned I can have surveyed to meet the R-1 guidelines (see attachment #2 #2).

1. 5401 Brinkley Rd Pine Bluff, AR 71603, currently use is a residential property recently acquired. There is a house, separate carport and storage buildings on the property.
2. 5401 Brinkley Rd Pine Bluff, AR 71603 5 acres, driveway from the street with 3 car carports.
3. Residential property on the north side, cemetery on the south side, vacant land to the east and vacant land (across the street) to the west.
4. See Attachment 1
5. n/a
6. Current use residential (agriculture) and will continue to be residential (R-1). Replat would consist 2 lots (4acres, 1acre) instead of 1 5acres. See attachment 2



family residence. Other uses shall provide parking in conformance with provisions of article V, division 2.

(e) *Height, area and structure regulations.* The following height, area and structure regulations apply to this district:

(1) *Height regulations.* No building shall exceed two and one-half (2½) stories nor shall it exceed thirty-five (35) feet in height. The height shall be measured from the finished floor level (FFL).



(2) *Space regulations.*

a. *Lot area:* A minimum of eight thousand four hundred (8,400) square feet.

b. *Lot width:* A minimum width at the building setback line of seventy (70) feet.

c. *Front yard:* A minimum of thirty (30) feet.

d. *Side yards:* The minimum side yard shall be a total of twenty (20) percent of the width of the lot for both sides. No side yard shall be less than seven (7) feet. The side yard on the street side of each corner shall not be less than twenty-five (25) feet.

e. *Rear yard:* A minimum of twenty (20) feet.

f. *Accessory buildings:* Shall be set back from any property line a minimum of five (5) feet and shall be located only in side and rear yards.

g. *Building coverage:* A maximum of forty-five (45) percent of lot area.

(3) *Structure regulations.* Only one (1) dwelling unit per lot, regardless of lot size, will be permitted, except garage apartments as provided for in this chapter.

(f) *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.

(Ord. No. 4807, as amended, § 7, 2-2-81; Ord. No. 5658, 7-1-96; Ord. No. 6092, §§ 2A, B, 6-7-04)

Min Sacres A-R reduce width replat

As of: 10/22/2022

Property Owner

Name: GRIFFIN RODNEY

Property Information

Physical Address: 5401 BRINKLEY RD

Mailing Address: 5513 E GREENSWARD DR
PINE BLUFF, AR 71603

Subdivision: SEC 30 TWP 6 S RNG 09 W

Block / Lot: N/A / N/A

Type: (RI) Res. Improv.

S-T-R: 30-06-09

Tax Dist: (031) 3 PINE BLUFF

Size (Acres): 5.000

Millage Rate: 61.30

Extended Legal: BEG 3.16 CHS N OF SW COR SW NE N 7.12 CHS E 6.32 CHS S 10.28 CHS W 1.58 CHS N 3.16 CHS W 4.78 CHS TO BEG BEING PT SW SE 5 ACRES

Market and Assessed Values

Taxes

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value	Estimated Taxes:	\$801
Land:	\$17,500	\$3,500	\$3,500	Homestead Credit:	\$0
Building:	47800	9560	9560	Status: (V) - Verify	
Total:	\$65,300	\$13,060	\$13,060	Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.	

Land

Land Use	Size	Units
	5.000	House Lot
Total	5.000	

Deed Transfers

Deed Date	File Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
6/24/2022	6/27/2022	2022R	5606	Warr. Deed	115.50	\$35,000	GRIFFIN RODNEY	Unval.	Improve d
12/12/2019	6/16/2020	1035	647	ExecDeed			ASHCRAFT WANDA	N/A	Improve d
1/3/2001		730	309	Warr. Deed			ASHCRAFT SHELBY	N/A	Improve d
4/15/1959		180	44	N/A			GENE & WF ASHCRAFT J E & EDITH	N/A	N/A

Reappraisal Value History

Tax Year	Total Value	Total Assessed
2015	\$60,950.00	\$12,190.00
2016	\$60,950.00	\$12,190.00
2017	\$60,950.00	\$12,190.00
2018	\$65,300.00	\$13,060.00
2019	\$65,300.00	\$13,060.00
2020	\$65,300.00	\$13,060.00
2021	\$65,300.00	\$13,060.00

Details for Residential Card 1

Occupancy	Story	Construction	Total Liv	Grade	Year Built	Age	Condition	Beds
Single Family	ONE	Frame Siding Std.	1,508	5	1944	30	Average	

Exterior Wall: ALUM

Foundation: Closed Piers

Floor Struct: Wood with subfloor

Floor Cover: Carpet & Tile

Insulation: Ceilings Walls

Roof Cover: Metal

Roof Type: Gable

Plumbing: Full: 1

Fireplace: N/A

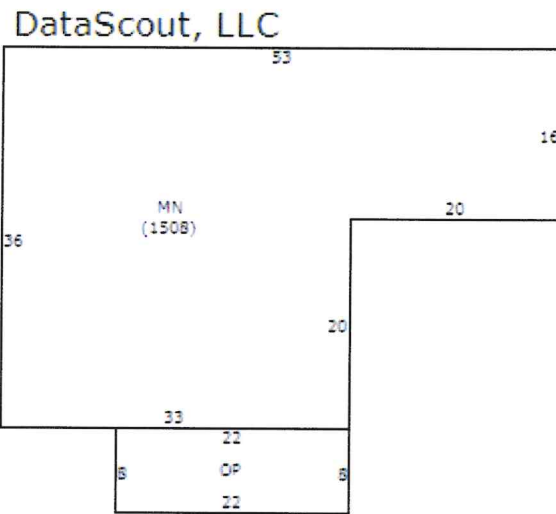
Heat / Cool: Central

Basement: N/A

Basement Area:

Year Remodeled:

Style:



Base Structure

Item	Label	Description	Area
A	MN	Main Living Area	1508
B	OP	Porch, open	176

Outbuildings and Yard Improvements

Item	Type	Size/Dim	Unit Multi.	Quality	Age
General Purpose Barn					
Concrete walk		3x50			
Fence, chain link 4'		200			
Carport		34x24			
Carport storage, frame		24x10			
Garage - frame unfinished, detach					
Outbuilding, frame					
Patio cover, fiberglass over slab		20x10			

Other Adjustments

Code	Type	Quantity
FOUND	O	1188

Map



**RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION**

SUBJECT: Staff request to rezone properties along the 2800-3200 Block of Catalpa Street from I-1, Light Industrial to B-4, General Commercial.

APPLICANT: Planning Staff

ZONING AND LAND USES: I-1, Light Industrial

ZONING:	North:	I-1, Light Industrial	LAND USE:	North:	Commercial
	South:	I-1, Light Industrial		South:	Residential
	East:	I-1, Light Industrial		East:	Commercial / School prop
	West:	I-1, Light Industrial		West:	Industrial uses

History

No rezoning requests in this area. Several UPOR application to allow a commercial use in an Industrial zone.

REVIEW COMMENTS

Following the Comprehensive Plan adoption planning staff has started reviewing the zoning of certain areas to ensure proper use and classification match. One area is the area along Catalpa from 28th to 34th. The commission has heard several UPOR applications for uses in that area due to zone classification.

The attached zoning map and aerial indicate the area of review. The last page is a matrix that indicates the current use and zone as well as whether the use is permitted or not. The area is zoned I-1, Light Industrial and as noted in column “E” most of the existing uses are not permitted. Column “F” has a proposed classification of B-4 and “G” notes allowance of the use. In proposal # 1 only 1 use would not be a permitted use or Use Permit on Review.

Letters were sent to all property owners in the area to be rezoned. Responses received were in favor of the change.

Rezoning

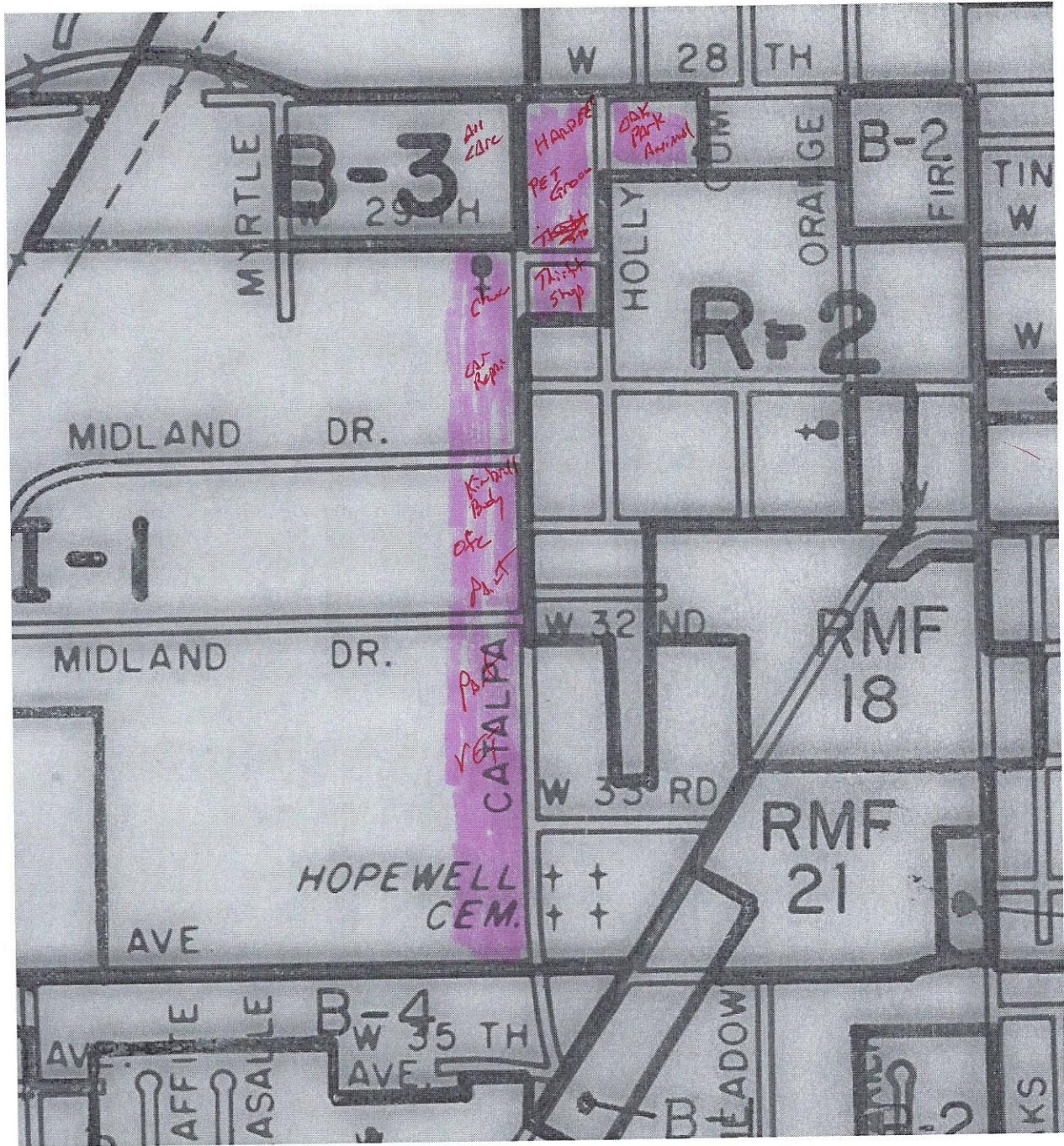
**AGENDA ITEM #6
2800-3200 BLOCK OF CATALPA
NOVEMBER 29TH, 2022**

Included on the following pages will be the following items:

1. Current zoning and aerial map
2. Proposed zoning map with surrounding zones identified
3. Zone and Use matrix comparison
4. Letter to owners
5. Draft Ordinance

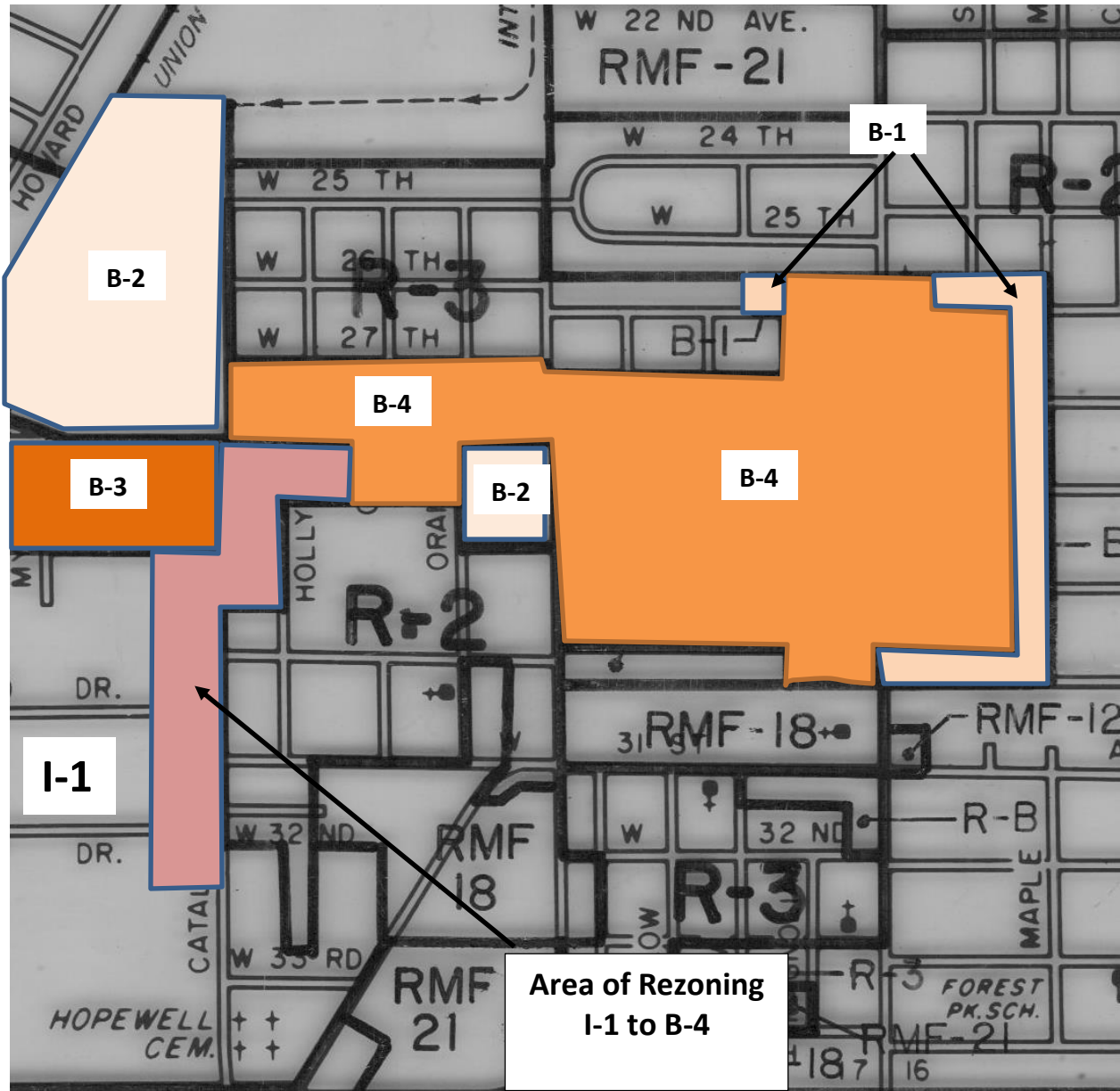
RECOMMENDATION

Staff recommends approval to forward to City Council.



I-1 to B-4





Change I-1 to B-4

Catalpa Zoning Review 2800-3400 Blocks (Whitfield)

A.	B.		C.	D.	E.	F.		G.	
Parcel #	Address	Street	Current			Proposal #1		Proposal #2	
			Use	Zone	Use Status	Zoning	Use Status	Zoning	Use Status
930-54124-001	3008	W. 28th	Pharmacy	I-1	N	B-4	P	B-3	P
930-54124-000	3010	W. 28th	Tax, Sales, Medical	I-1	N	B-4	P	B-3	P
930-54129-000	2900	Catalpa	Church	I-1	U	B-4	U	B-3	U
930-54130-000	2902	Catalpa	Beauty shop	I-1	N	B-4	P	B-3	P
930-54137-000	2914	Catalpa	Auto repair	I-1	N	B-4	P	B-3	U
931-66397-000	3000	Catalpa	Vacant lot / trailers	I-1	P	B-4	N	B-3	N
930-50901-000	3100	Catalpa	Body shop	I-1	N	B-4	P	B-3	P
930-50902-000	3014	Catalpa	Beauty, Barber, Office	I-1	N	B-4	P	B-3	P
930-50786-000	3001-3003-3005	S. Midland Park	Auto repair	I-1	N	B-4	P	B-3	U
930-50768-000	3200	Catalpa	Good Feet Ministries	I-1	U	B-4	U	B-3	U
930-50769-000	3204	Catalpa	Veterinary	I-1	N	B-4	P	B-3	U
931-66403-000			Vacant wooded	I-1	P	B-4	P	B-3	P
931-66405-000	3100	W. 34th	Ball field	I-1	U	B-4	U	B-3	U
931-66406-000			Vacant	I-1	P	B-4	P	B-3	P
930-65291-000	2828	W. 28th	Hardee's	I-1	N	B-4	P	B-3	P
930-65920-000	2810	W. 28th	Veterinary / Vacant	I-1	N	B-4	P	B-3	U
930-65982-000			Vacant	I-1	P	B-4	P	B-3	P
930-66870-000	2800	W. 28th	Medical - Clinic	I-1	N	B-4	P	B-3	P
930-65923-000	2821	Catalpa	Pet Hotel / Grooming	I-1	N	B-4	P	B-3	P
930-65923-000	2820	Holly	No use	I-1	P	B-4	P	B-3	P
930-65924-000	2901	Catalpa	Salvation Army	I-1	N	B-4	P	B-3	P

For 6/2/2022
 For 6/2/2022
 For 6/2/2022
 For 6/3/2022
 For 6/3/2022

P = Permitted U= Planning Commission N= Not Permitted

Re: 2800 – 3400 Catalpa Street area Zone review
Pine Bluff, AR

Dear Property owner,

Recently the City of Pine Bluff adopted a new Comprehensive Plan. As a result of that the Planning staff is looking at areas where existing zoning and land uses may conflict with regulations. In some instances, the conflicts are enough to discourage development and use of the property. Other times an additional step in the process results in delays to permitting and places an additional burden on business owners.

We are currently reviewing the property in the area of Catalpa between W. 28th Avenue and W. 34th Avenue. The area is identified on the attached map. A matrix is attached showing the following:

- a. Parcel #
- b. Address
- c. Current use
- d. Existing zoning
- E. Use status within existing zone (P-permitted ; N – Not permitted; U- requires application to Planning commission)
- f. Proposed zoning
- g. How current use will be classified within the proposed zone (P-permitted ; N – Not permitted; U- requires application to Planning commission)

Planning staff's preliminary review indicates that a reclassification of the area shown on the map would be better served by a commercial classification than the current industrial classification. In fact, based on current uses 95 % of the area is improperly classified.

Staff is planning on making a recommendation to the Planning Commission and is interested in your opinion on this matter. I have enclosed a copy of the proposed B-4 zoning section which contains a list of permitted uses and a copy of the Real Estate parcel page for your property.

If you have any thoughts on the matter, we would appreciate your input. I can be reached at any of the following:

Office phone – 870-534-4247

Email – larryreynolds@cablelynx.com

Fax – 534-1555

Address: SEARPC

1300 Ohio Street, Suite B

Pine Bluff, AR

Thank you for your time on this matter.

Respectfully,

A handwritten signature in blue ink, appearing to read 'L. Reynolds'.

Larry Reynolds

SEARPC

AN ORDINANCE PROVIDING FOR THE REZONING
OF CERTAIN TERRITORY IN THE CITY OF PINE BLUFF, ARKANSAS
(2800 – 3300 Block of Catalpa and the southside of the 2800 Block of W. 28th)

1 WHEREAS, the City of Pine Bluff Planning Commission held a public hearing on November
2 29th, 2022, as provided for in Section 6, Act 186 of the Statutes of the State of Arkansas, the purposes of
3 which was to hear any and all persons interested in amending the Zoning Ordinance of the City of Pine
4 Bluff by providing for the rezoning of certain property; and

5 WHEREAS, it has been expressly stated by the City Council of the City of Pine Bluff that the
6 Zoning Ordinance should be amended to provide for the rezoning of said property.

7 NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
8 PINE BLUFF, ARKANSAS:

9 SECTION 1: That the following described property be, and the same is hereby established and
10 defined B-4, General Commercial for all future purposes as set forth and defined in the Zoning
11 Ordinance:

12 Beginning at a point on the southwest corner of Lot 3 Block 3 of C. Phil Watter’s Place:
13 thence West 27 feet for the point of beginning; thence North 192 feet +/- to the centerline of W.
14 28th Avenue; thence West along said centerline 425 feet +/- to the centerline of Catalpa Street
15 extended, said point being the NW corner of the SE Quarter Section 17 Township 6 Range 9;
16 thence south along the centerline of Catalpa Street 457.4 feet +/- to the centerline of W. 29th
17 extended; thence west 208.7 feet; thence south 15 feet to the NW corner of Lot 1 Block 2 of
18 Roosevelt’s Addition; thence 1391.1 feet +/- to the SW corner of Lot 1 of Pine Commercial Park
19 Addition; thence east 236 feet +/- along the South lot line of Lot 1 Pines Commercial Park
20 Addition to the centerline of Catalpa Street, said point being the West line of the SE Quarter of
21 Section 17 Township 6 Range 9; thence north along said west line of the SE Quarter Section 17
22 Township 6 Range 9 1278.7 feet +/- to the north lot line of Lot 3 Block 5 of C. Phil Watter’s
23 Place extended; thence east 202 feet +/- to the centerline of Holly Street; thence north along said
24 centerline 384 feet +/- to the south lot line extended of Lot 12 Block 3 of C. Phil Watter’s Place;
25 thence east 221 feet +/- to the point of beginning containing 10.8 acres more or less..

1 SECTION 2: All ordinances and parts of ordinances in conflict herewith are hereby repealed to
2 the extent of such conflict.

3 PASSED AND APPROVED THIS ____ DAY OF _____, 2022.

4

5

6

MAYOR

7

8

SPONSOR

9 ATTEST:

10

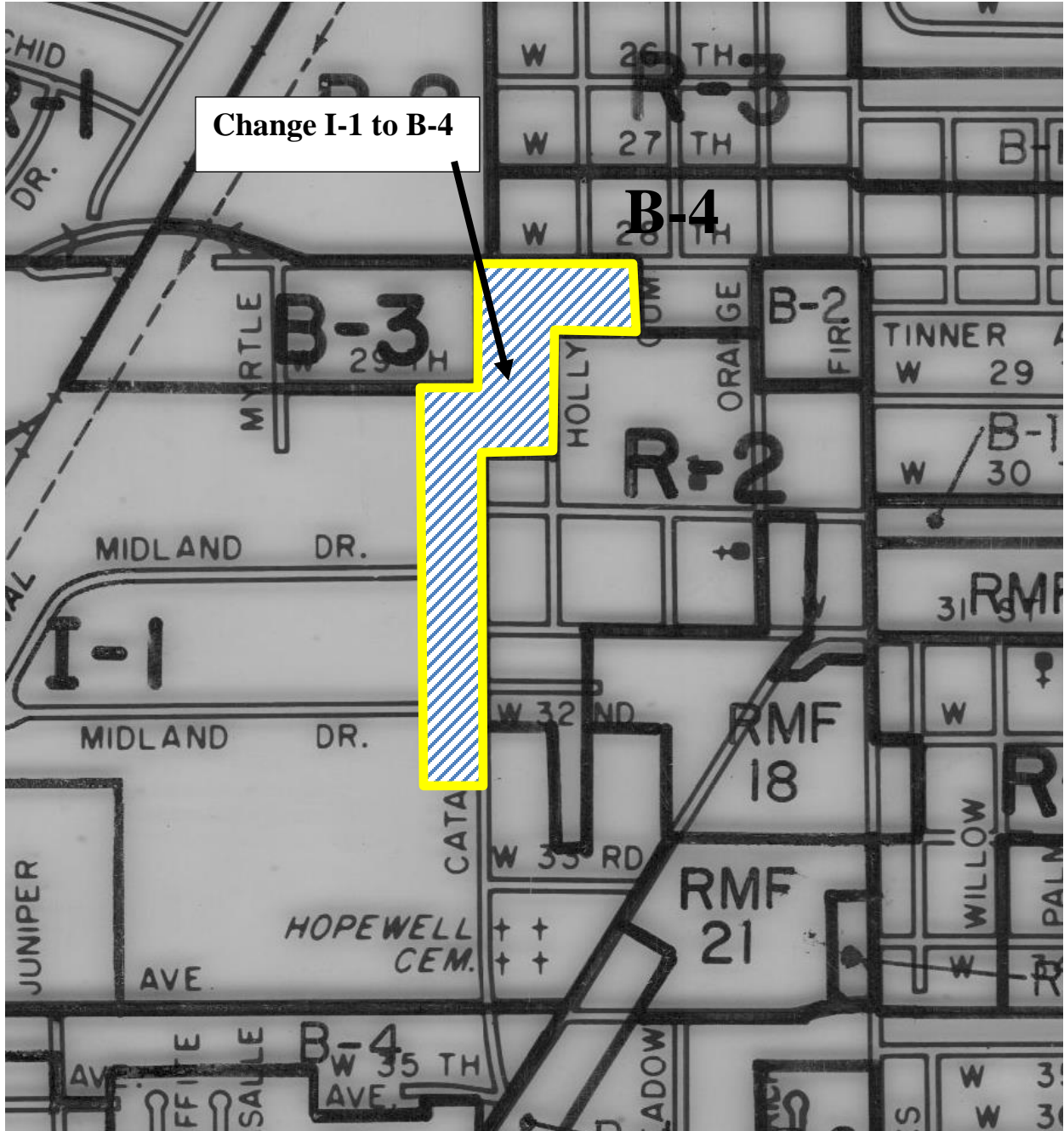
11 CITY CLERK

12

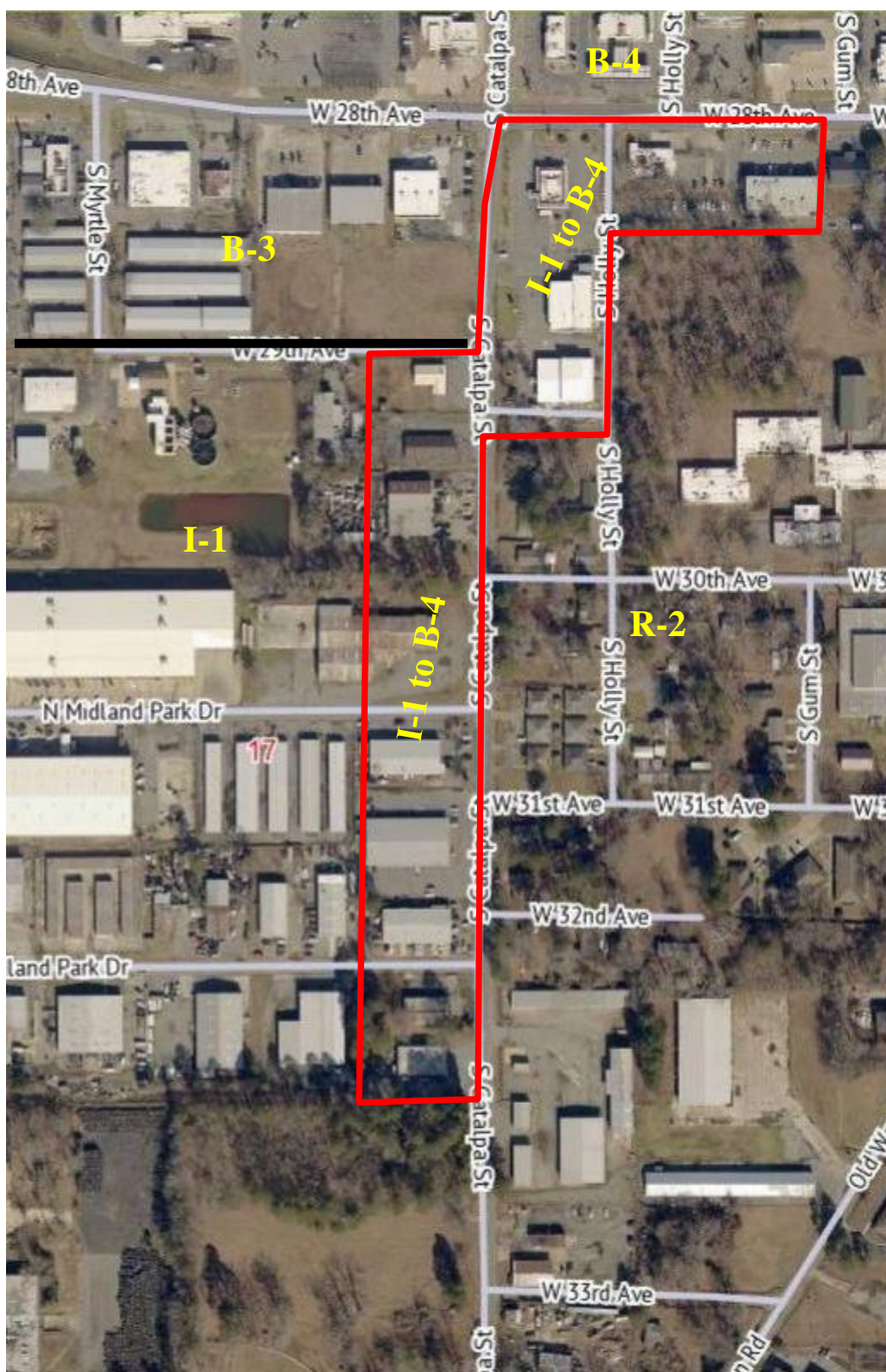
13 APPROVED AS TO FORM:

14

15 CITY ATTORNEY



**Rezone from I-1 Light Industrial to B-4, Highway Commercial
Planning Commission Hearing 11-29-2022**



**Rezone from I-1 Light Industrial to B-3, Highway Commercial
Planning Commission Hearing 11-29-2022**





















