

CITY OF PINE BLUFF
BOARD OF ZONING ADJUSTMENT
MARCH 28TH, 2023, 4:00 P.M.
CITY HALL COUNCIL CHAMBERS
200 E. 8TH AVENUE



SPECIAL CALLED MEETING

AGENDA

CALL TO ORDER

CONSIDERATION OF MINUTES: 1-31-23 meeting
2-13-23 meeting

OLD BUSINESS: NONE

NEW BUSINESS:

1. Variance request to reduce the number of parking spaces as required by ordinance. The property is zoned RMF-18, Multifamily and is located at 6811 S. Hazel.

ADJOURN TO PLANNING COMMISSION MEETING

RECOMMENDATION
TO THE
BOARD OF ZONING ADJUSTMENT

SUBJECT: Variance request to reduce the number of parking spaces as required by ordinance. The property is zoned RMF-18, Multifamily.

APPLICANT: SEARK / P3 Group

ZONING AND LAND USES: RMF-18 -Multifamily

ZONING:	North:	R-3, Residential	LAND USE:	North:	Vacant
	South:	B-2, Shopping Center RMF - 12, Multifamily		South:	Nursing Home
	East:	R-1, Residential		East:	Vacant
	West:	R-1, Residential		West:	Davis Life & former Seabrook property

History

No previous variance request in the area

REVIEW COMMENTS

A former nursing home is proposed to be renovated for an athletic dormitory setting as part of SEARK’s south campus expansion. The college acquired and has been utilizing the former Seabrook facility for college activities. It is located west and partially adjacent to this request. An aerial photo on page 4 indicates the proximity. The estimated number of rooms is 64 with approximately 168 students. In the applicant’s statement it is noted that the college does not expect every student to possess a vehicle.

Staff’s review is based on several sections of the zoning ordinance. In the definition it states that **“a variance is authorized only for height, area and size of structure or size of yards and open spaces”** but it does not mention a reduction in the number of parking spaces.

In the parking section of the ordinance under the category “colleges” it states that parking **“Should be conditional use, based on its unique characteristics”** while most other categories specifically assign a number based on square feet or other matrix.

VARIANCE

**AGENDA ITEM #1
6811 S. HAZEL
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In another area of the ordinance, it mentions that a variance will be required for **shared use of parking**; however, that is normally done in instances with different property owners.

In 2021, the Board approved a variance for the location of fencing, reduction in green space and included a reduction in parking with regard to the application for SEARK on Leslie Lea Drive south of the main campus.

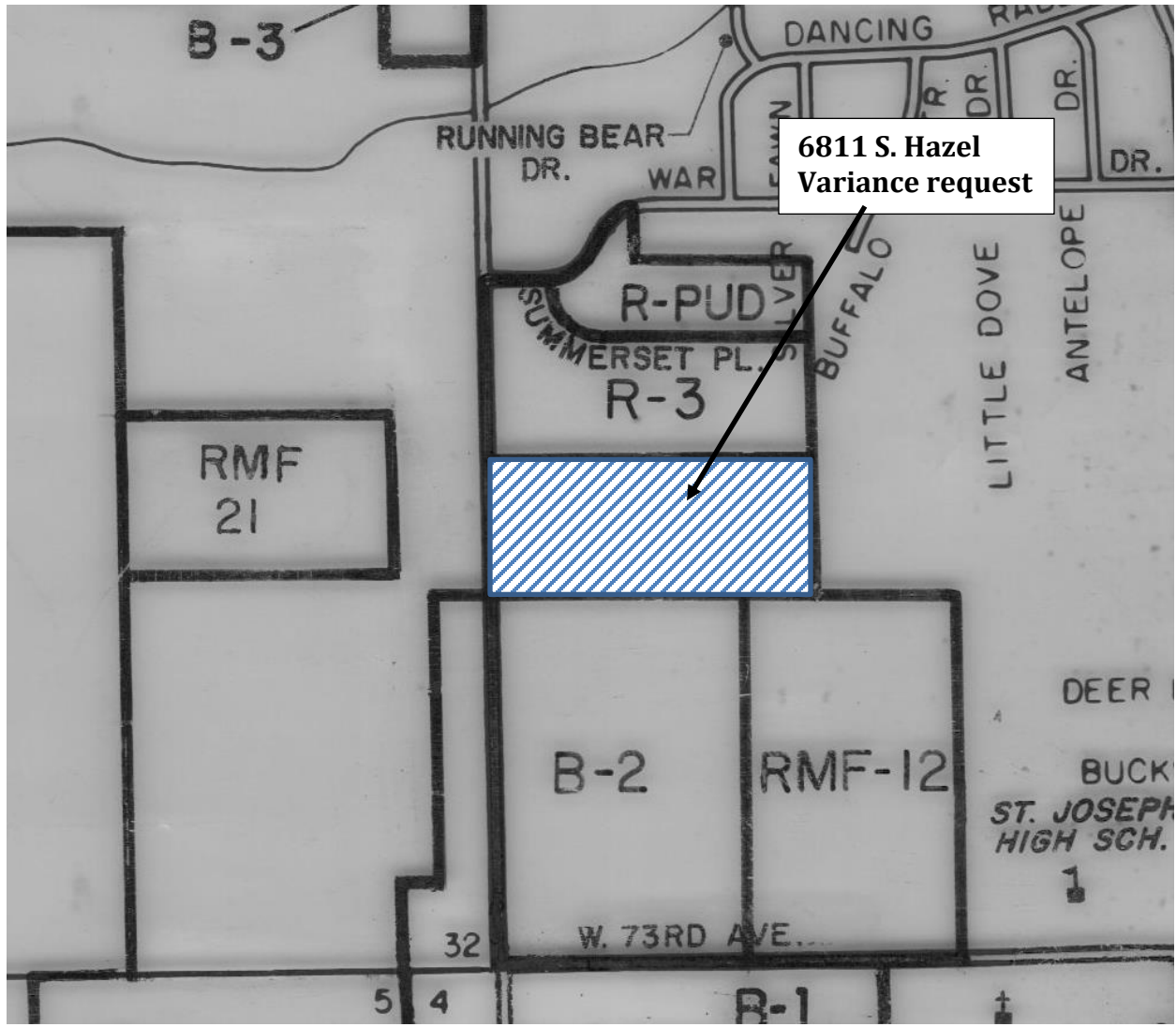
In that review staff agreed with the applicant and considered the parking at less than 2 spaces per unit due to a college campus setting.

RECOMMENDATION

Since the request is consistent with facilities normally located on college campuses as well as its location adjacent to additional campus parking lots, staff recommends approval of the request with the condition that if it is deemed by the city that parking and / or safety problems develop the applicant may be required to submit resolutions to the issues in the form of a Use Permit on Review (UPOR).

VARIANCE

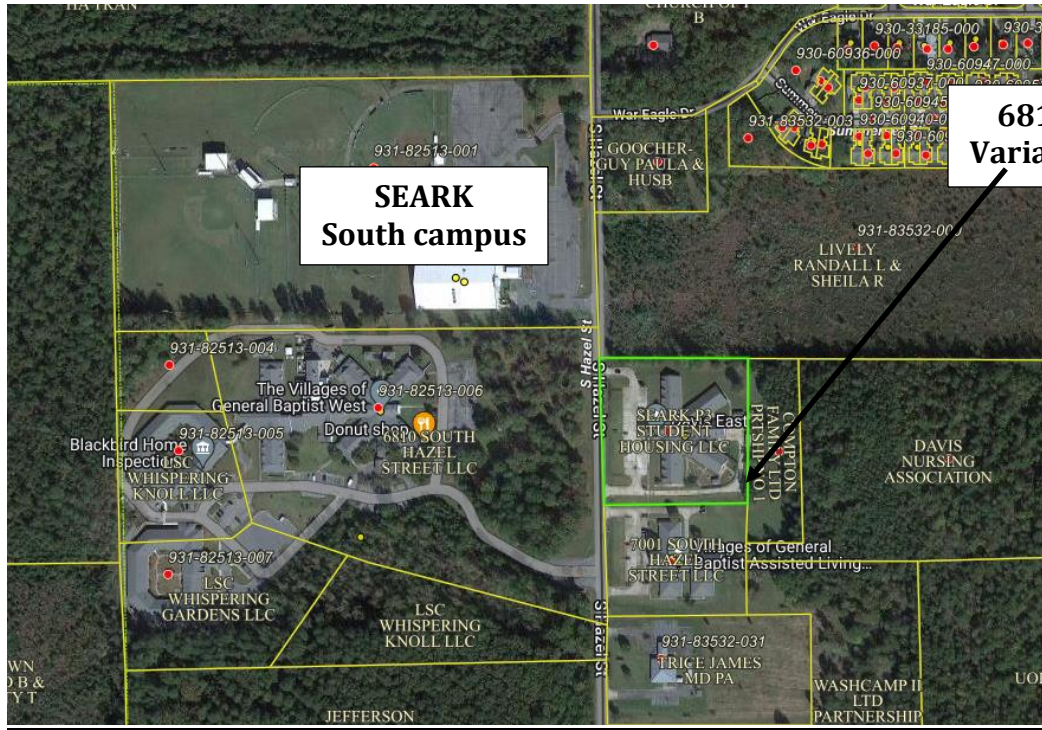
**AGENDA ITEM #1
6811 S. HAZEL
MARCH 28TH, 2023**



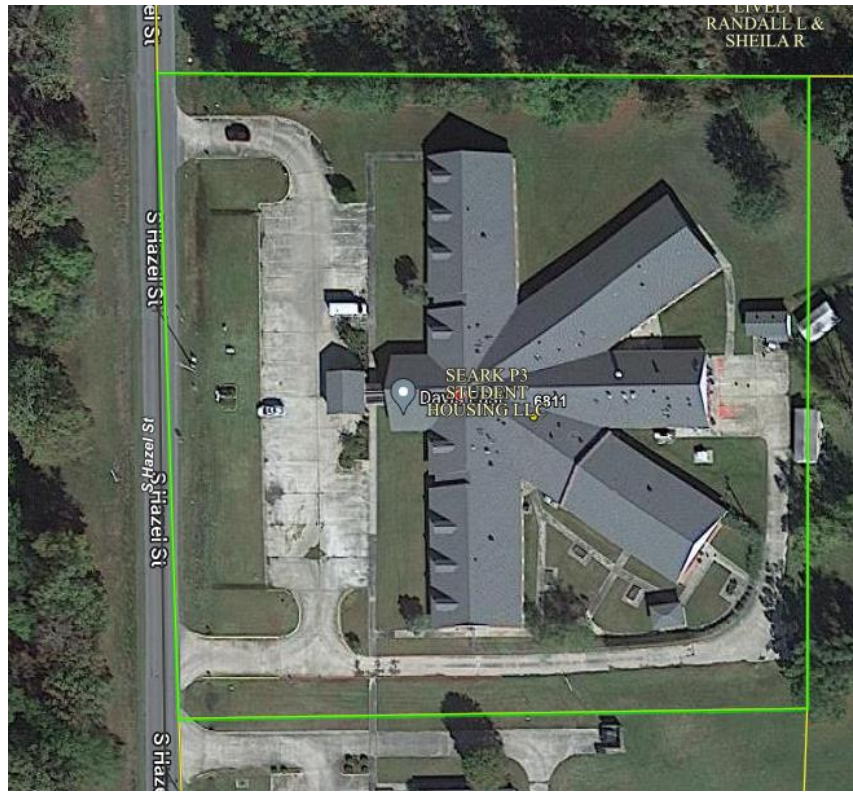
Zoning Map

VARIANCE

**AGENDA ITEM #1
6811 S. HAZEL
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Aerial Map



6811 S. Hazel

VARIANCE

**AGENDA ITEM #1
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VARIANCE

**AGENDA ITEM #1
6811 S. HAZEL
MARCH 28TH, 2023**



Case No. 2023-404



CITY OF PINE BLUFF, ARKANSAS

Board of Zoning Adjustment Variance

Application / Petition

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

Address/Location of Property: 6811 S Hazel St Pine Bluff, AR 71603

Legal Description: Lot One (1) OF FOREST COVE SUBDIVISION; SAME BEING LOCATED IN PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW1/4 OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 9 WEST OF THE 5TH P. M.

Size of Property (acres): 3.35 Current Zoning: MULTI-FAMILY Ward: Pine Bluff Ward

Variance Requested: The P3 Group Inc is seek a variance request for 55 parking spots total.

Reason for Request: The P3 Group Inc is currently engaged in the renovation of a facility, with the objective of converting it into Athletic Student Housing for SeArk College. As per current building codes, two parking spots per unit are required. However, considering the intended use of the facility as student housing, we anticipate that not all students will possess personal vehicles. Hence, we respectfully request approval for a total of 55 parking spots on the premise.

Applicant / Agent

Name: SeArk P3 Student Housing, LLC

Address: 2670 Union Ave Ext Suite 810
Memphis, TN 38112

Telephone: (800) 896-5502

Email: Dbrown@thep3groupinc.com

Fax: _____

Address: _____

Telephone: _____


Email: _____

Fax: _____

Additional information/comments: The facility will have an additional 400 parking spaces available for student use on the facility across the street (HS Seabrook) that is currently owned by SeArk College

Applicant / Business Owner Signature

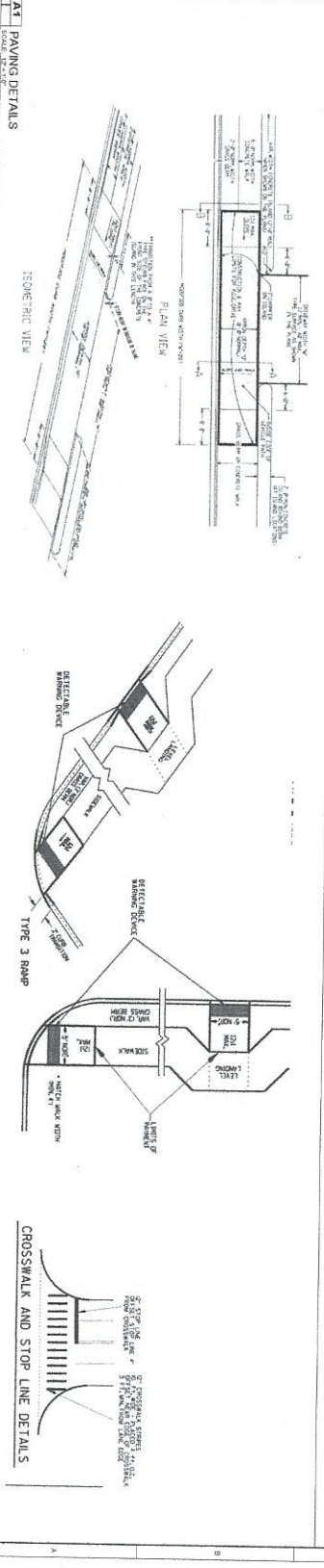
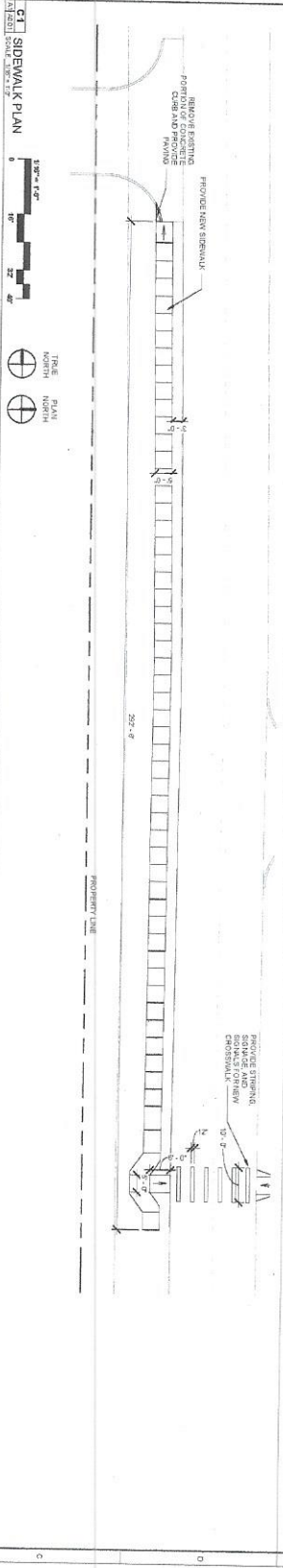
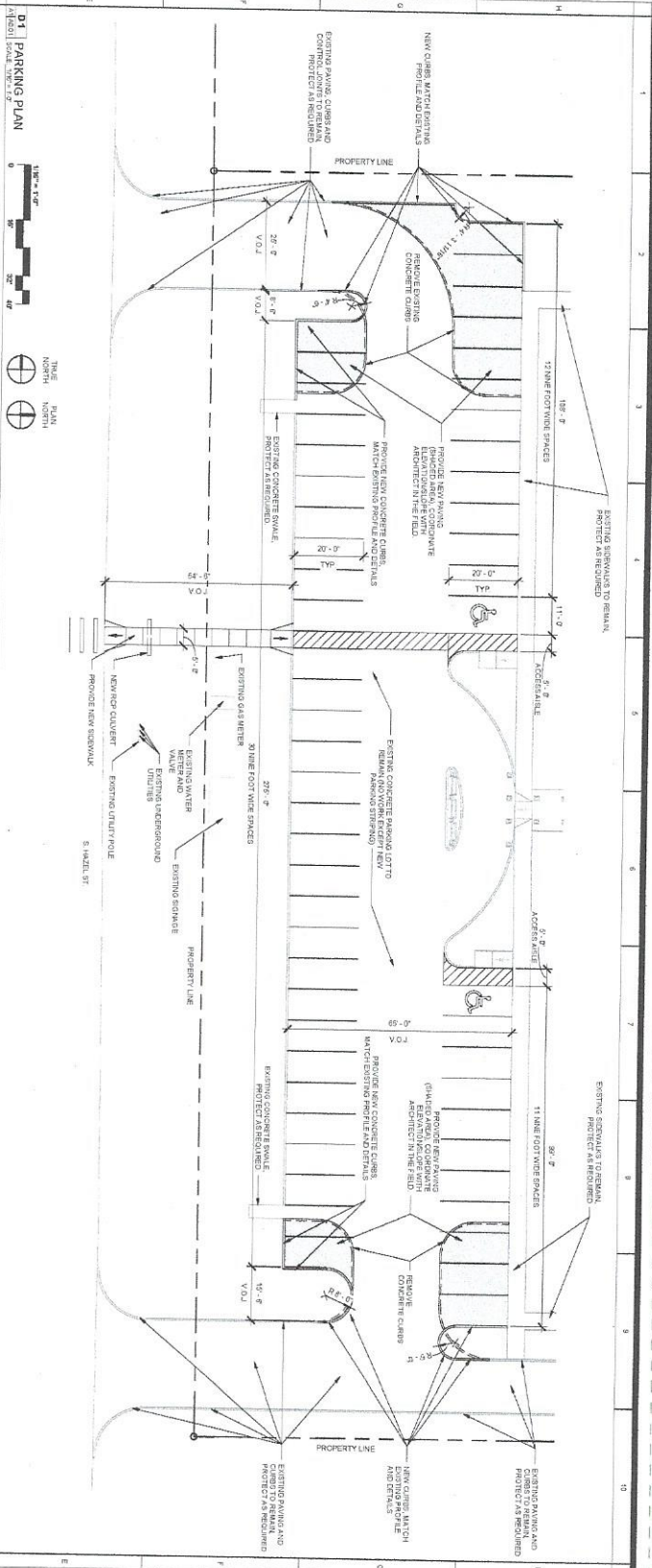
Date

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>02/27/2023</u>	_____	_____
Signature	Date	Signature	Date
<u>Dee Brown</u>	_____	_____	_____
Printed Name	_____	Printed Name	_____
Owner _____ or Authorized Agent <input checked="" type="checkbox"/>	_____	Owner _____ or Authorized Agent _____	_____
(Check one)		(Check one)	

Submission Deadline: 3/01/2023 Expected Planning Commission Meeting Date: 3/23/2023

• SEE REVERSE SIDE FOR SUBMISSION REOUIREMENTS •

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 telephone: (870) 730-2020 fax: (870) 730-2170.



#	DATE	CHANGE DESCRIPTION

CHASMA
ARCHITECTURE

3300 BROADWAY, SUITE 100
 SEARKEVILLE, OHIO 43081
 TEL: 614.671.1313
 WWW.CHASMAARCHITECTURE.COM

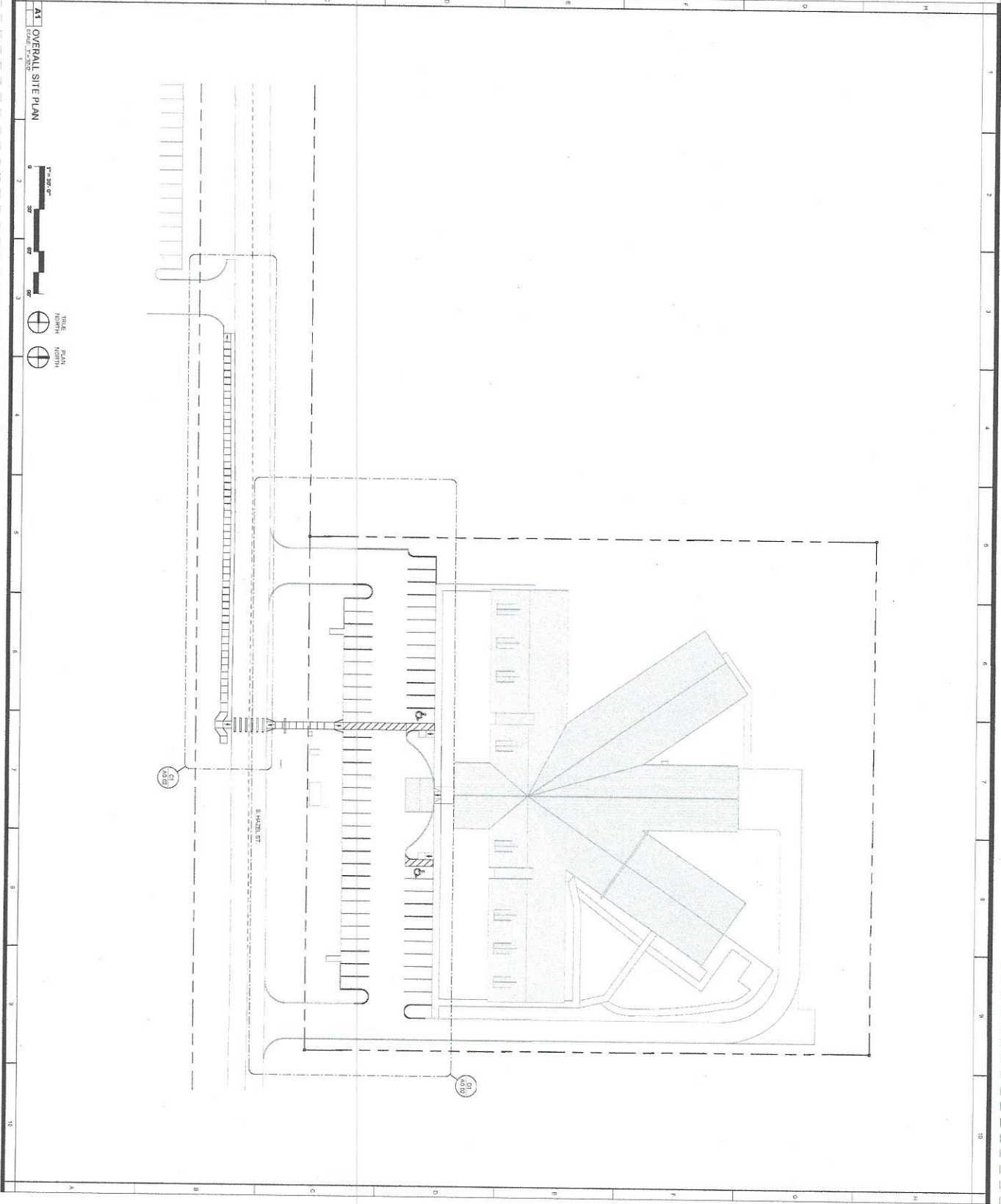
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SEARK COLLEGE

SEARK ATHLETIC DORM
 RENOVATION
 601 S. HUNTSVILLE BLVD.
 SEARKEVILLE, OHIO 43081

Drawn By: *Alma*
 Released By: *Chase*

25-00003
A0.02
 PARKING PLAN AND SIDEWALK PLAN
 02/24/2023



#	DATE	CHANGE DESCRIPTION

CHASMA
 ARCHITECTURE

3400 BROADWAY, SUITE 200
 BOSTON, MASSACHUSETTS 02108
 TEL: 617.552.1234
 WWW.CHASMAARCHITECTURE.COM

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SEARK ATHLETIC DORM RENOVATION
 600 N. UNIVERSITY ST.
 SEARK COLLEGE

Prepared by: **Adrian**
 Reviewed by: **DAWNE**
 Date: **25-00003**

SITE PLAN	A0.01
DATE	02/24/2023