

CITY OF PINE BLUFF
BOARD OF ZONING ADJUSTMENT
SEPTEMBER 26TH, 2023 4:00 p.m.
City Hall Council Chambers
200 E. 8th Avenue



AGENDA

CALL TO ORDER

CONSIDERATION OF MINUTES: August 29th minutes

OLD BUSINESS: NONE

NEW BUSINESS:

1. Variance request to establish shared parking for a restaurant at 620 S Poplar Street in a B-4, General Commercial zone.

ADJORN TO PLANNING COMMISSION MEETING

**RECOMMENDATION
TO THE
BOARD OF ZONING ADJUSTMENT**

SUBJECT: Variance request to establish shared parking for a restaurant at 620 S Poplar Street in a B-4, General Commercial zone.

APPLICANT: Dorothy Butler

ZONING AND LAND USES: B-4, General Commercial zone

ZONING:	North:	B-4, General Commercial	LAND USE:	North:	Vacant lot / Vacant commercial bldg.
	South:	B-4, General Commercial		South:	Vacant lot / SF Residential
	East:	B-4, General Commercial		East:	SEARK Coop Education Bldg.
	West:	B-4, General Commercial		West:	Residential

History

2016-2-23	1412 Poplar	- Variance - Shared parking	Approved
2022-7-26	901 Poplar	- Variance - 8ft metal fencing	Approved

REVIEW COMMENTS

Applicant request approval for shared parking. The location at 620 S. Poplar has been used as a day care in the past. The proposed use as a restaurant requires approximately 30 spaces. The lot site only has six. There was an error in the processing of inspections on this property and the applicant had completed inspections and was given the okay to proceed; however, the zoning and parking issue had been overlooked.

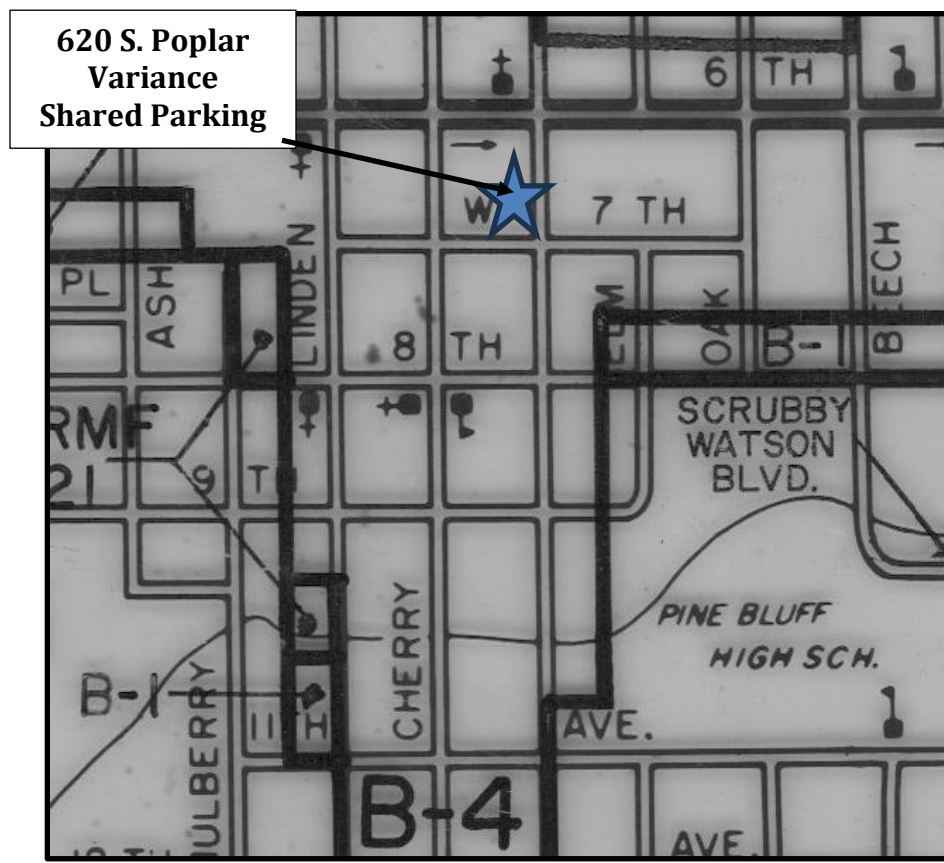
Chapter 29 Article V Division 2h allows for shared use of parking when two or more uses are within a reasonable distance of each other and where separate uses with parking demands occurring at different times can share a common facility. An agreement in writing must be filed for the agreed use.

Mrs. Butler has obtained a letter approving the use of a portion of the SE Arkansas Educational Coop parking located east and southeast of 620 S. Poplar. The coop was formerly a retail store with parking provided for that use. The number of spaces required of the coop is subsequently a lot less and therefore has adequate spaces to allow the shared use agreement.

The aerial on page 4 shows the areas of proposed shared parking. Photo on page 6 shows the normal parking use at coop.

RECOMMENDATION

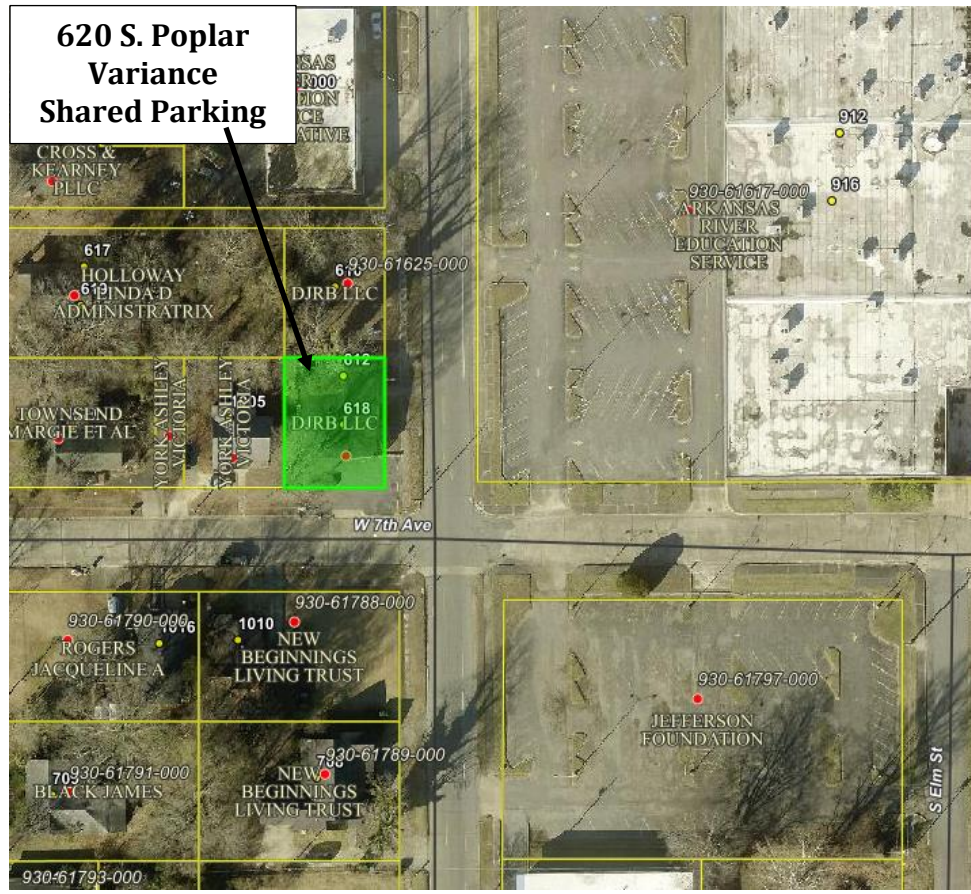
Since a letter of agreement for shared parking is included with this application and the adjoining property has substantially more spaces than needed for maximum use staff recommends approval subject to fire and inspection department approval



Zoning Map

VARIANCE

AGENDA ITEM #1
620 S. POPLAR
SEPTEMBER 26TH, 2023



Ownership map

VARIANCE

**AGENDA ITEM #1
620 S. POPLAR
SEPTEMBER 26TH, 2023**



Aerial map

VARIANCE

**AGENDA ITEM #1
620 S. POPLAR
SEPTEMBER 26TH, 2023**



620 Poplar



620 Poplar

VARIANCE

**AGENDA ITEM #1
620 S. POPLAR
SEPTEMBER 26TH, 2023**



North side of 620 Poplar



Primary parking lot for coop – directly east of 620 Poplar



Overflow parking lot for coop – southeast of 620 Poplar

VARIANCE

**AGENDA ITEM #1
620 S. POPLAR
SEPTEMBER 26TH, 2023**

Case No. 2023-1674



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: 620 S. Poplar

Legal Description: _____

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

Variance Requested: _____

Reason for Request: Permission to use parking from other business as per agreement

Applicant / Agent

Name: Dorothy Butler

Address: 905 Pineberger Rd
Pine Bluff, AR 71603

Telephone: 870-489-2199

Email: deebutler@shcglobal.net

Fax: _____

Property Owner (Must be filled out if different)

Name: _____

Address: 620 S. Poplar

Telephone: _____

Email: _____

Fax: _____

Additional information/comments: agreement letter submitted.

Dorothy Butler

9-8-2023

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

ITEMS REQUIRED WITH SUBMITTAL

The following items must be received with returned application:

The development plan requirements for a variance application shall include a scaled graphic representation of what is proposed and a general statement as to the intent of use. The graphic representation shall include the following:

1. The location, size and use of buildings, signs, land and improvements;
2. The location, size and arrangement of parking space, loading space, driveways and street access;
3. The uses of adjoining property;
4. Scale, north arrow and vicinity map; and
5. Any additional information needed by staff because of conditions peculiar to the development.
6. A description of the current use of the property and reason for the variance request.

FOR OFFICE USE ONLY

APPLICATION FEE: BZA Variance - \$100.00

\$ 100.00
Amount Paid

9/8/2023
Date

ltt
Rec'd by

Notice submitted to newspaper? _____

Hearing Notice date: 9/26/2023

Property Photos in file? _____

Authorized Agent Letters Received from ALL Property Owners? (If applicable) ✓



912 West Sixth Street * Pine Bluff, AR 71601 * O: (870) 534-6129 F: (870) 534-2847

April 6, 2023

City of Pine Bluff, Arkansas
200 East 8th Avenue
Pine Bluff, AR 71601

To Whom It May Concern,

Arkansas River Education Service Cooperative agrees to allow Dorothy Butler access to the parking lot(s) owned by ARESC during restaurant business hours for customer parking.

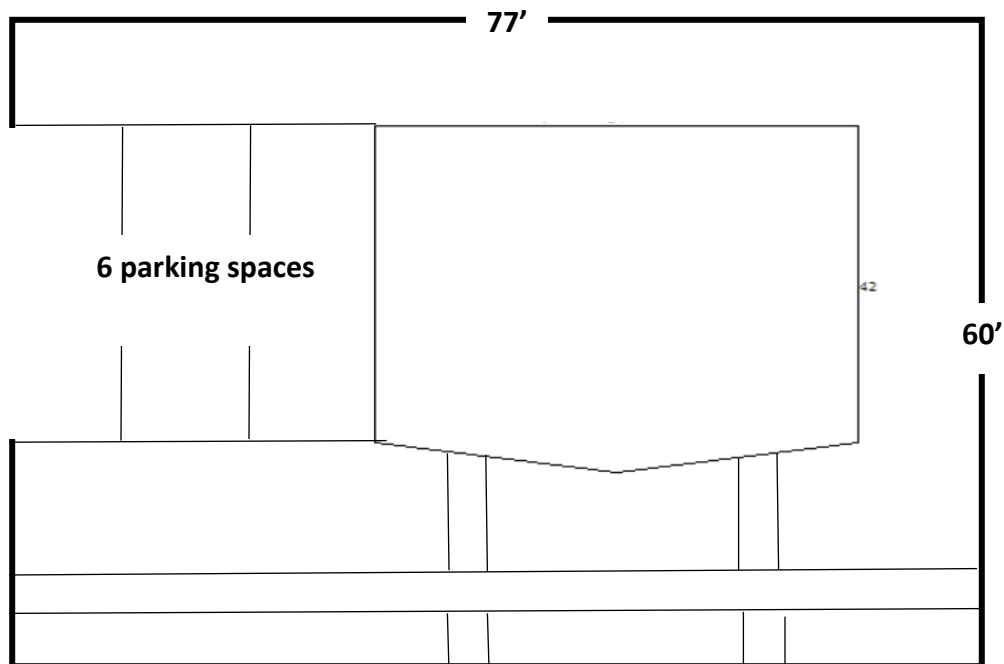
Business hours of restaurant: Thursday-Sunday, 3:00 p.m. – 10:00 p.m. 27 spaces will be available for use. Temporary signage may be placed near the overflow lot located at 7th and Poplar to indicate availability.

Regards,

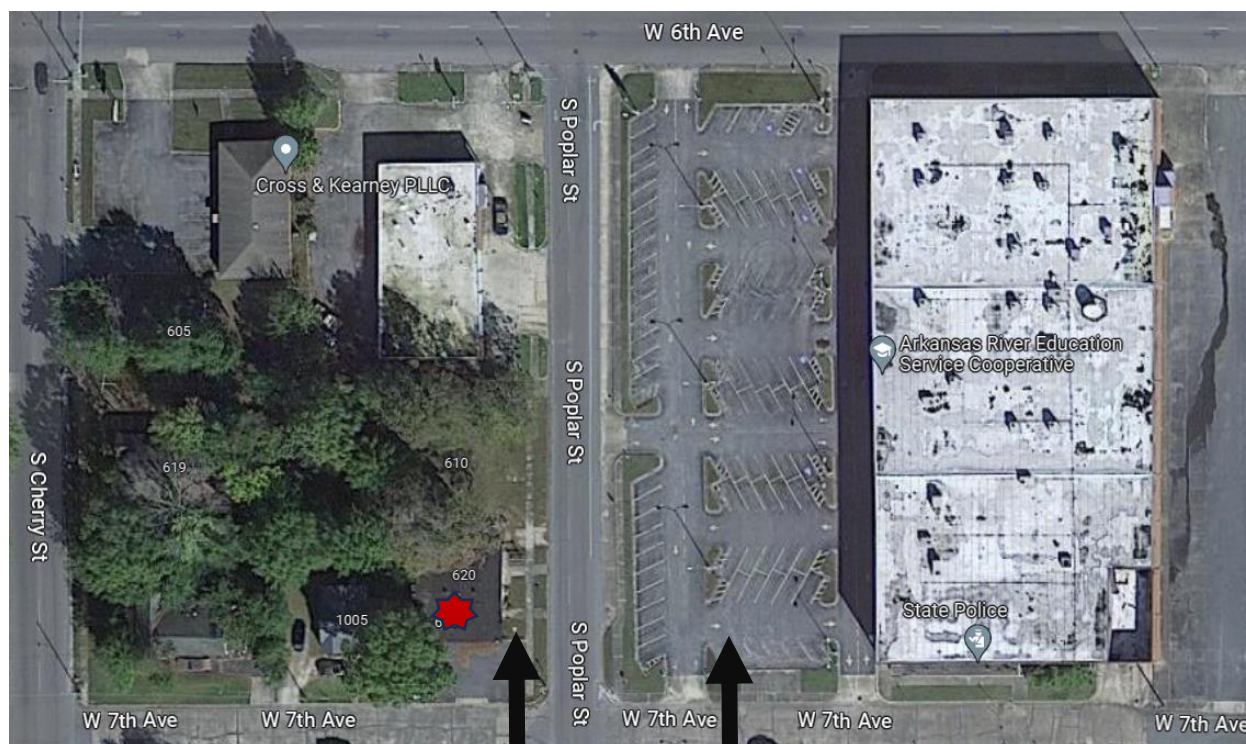
A handwritten signature in blue ink, appearing to read "Cathi Swan", is written over the printed name.

Cathi Swan
Director
Arkansas River Education Service Cooperative

WEST 7TH AVENUE



POPLAR STREET



BUSINESS LOCATION

SHARED PARKING LOT

CITY OF PINE BLUFF
PLANNING COMMISSION
SEPTEMBER 26TH, 2023, 4:00 p.m.
City Hall Council Chambers
200 E. 8th Avenue



AGENDA

CALL TO ORDER

CONSIDERATION OF MINUTES: August 29th meeting

OLD BUSINESS: NONE

NEW BUSINESS:

1. Use Permit on Review Request (UPOR) by Relyance Bank to establish a solar field at 3422 and 3426 Highway 65 South. The property is zoned B-3, Highway Commercial and R-1, Residential.
2. Use Permit on Review Request (UPOR) by Raynard White to establish a Sober Living Home at 2501 Cherry Street. The property is zoned B-1, Neighborhood Business.

COMMITTEE REPORTS: NONE

OTHER ITEMS –

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 Relyance Bank to establish a solar field at 3422 and 3426 Highway 65 South. The property is zoned B-3, Highway Commercial and R-1, Residential.

APPLICANT: Relyance Bank

ZONING AND LAND USES: **B-3, Highway Commercial & R-1, Residential**

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:	RV Park

HISTORY

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

2023-1-31 - UPOR – to establish RV park with 6 cabins - Approved

REVIEW COMMENTS

This request is to allow the installation of solar array panels on parcels located at 3422 and 3426 Highway 65 South. The properties are generally larger parcels with a few single-family houses nearby (including on one of these parcels), commercial uses, an older mobile home park and a newer RV park approved by the commission located adjoining this property. The property has highway frontage with the rear portion located in a flood zone. The B-3, Highway Commercial zone extends southwest from the right-of-way approximately 350 feet. The rest is R-1, Residential.

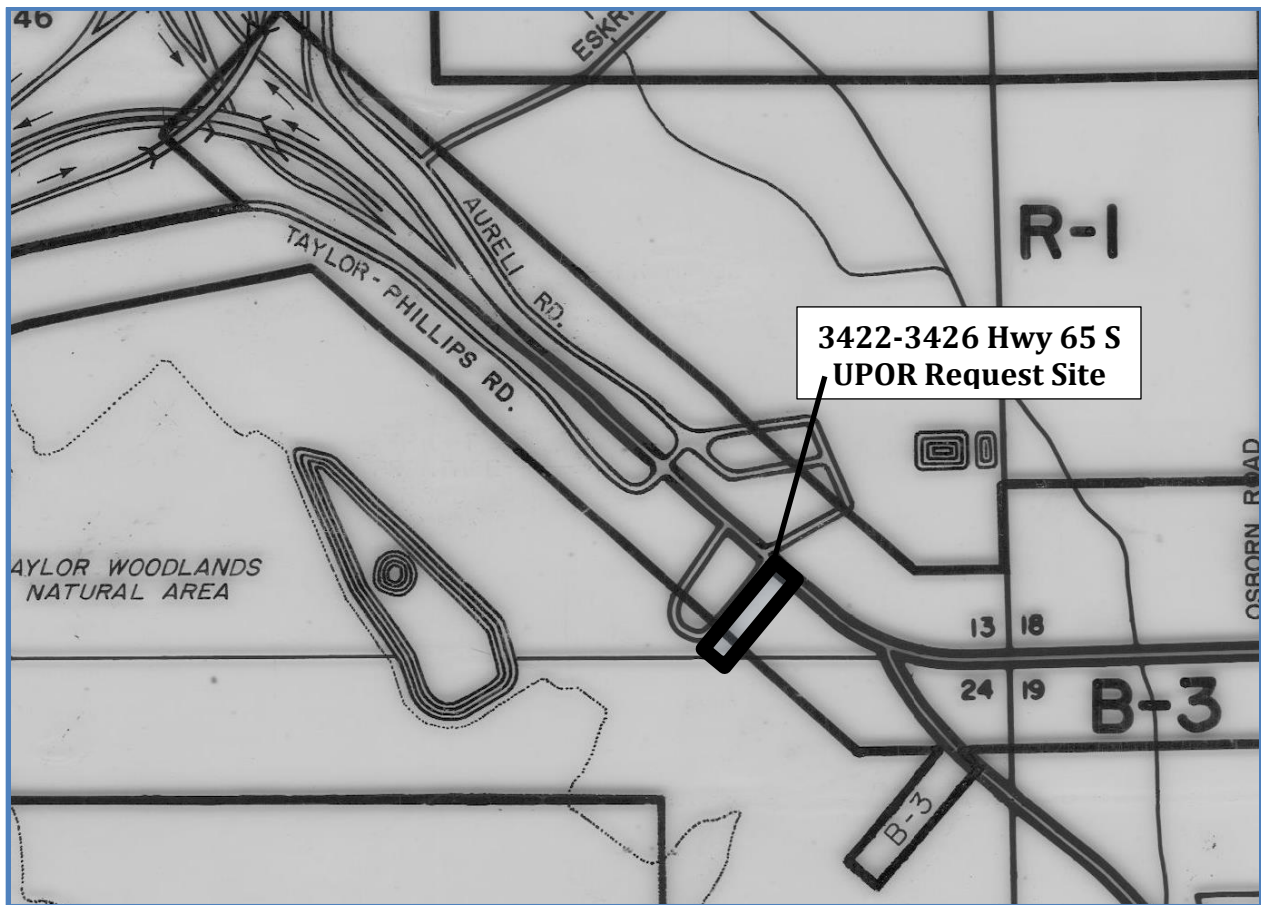
Solar array panels or solar array farms are relatively new technology and most land use codes do not address them. Some cities treat them as a utility, others as an accessory use. If the latter is considered it is usually on a smaller parcel supplying electricity for the primary on-site use. As noted above this is a 5-acre tract combined that is at this time 90 percent vacant with a single-family residence located on the front or northeast corner.

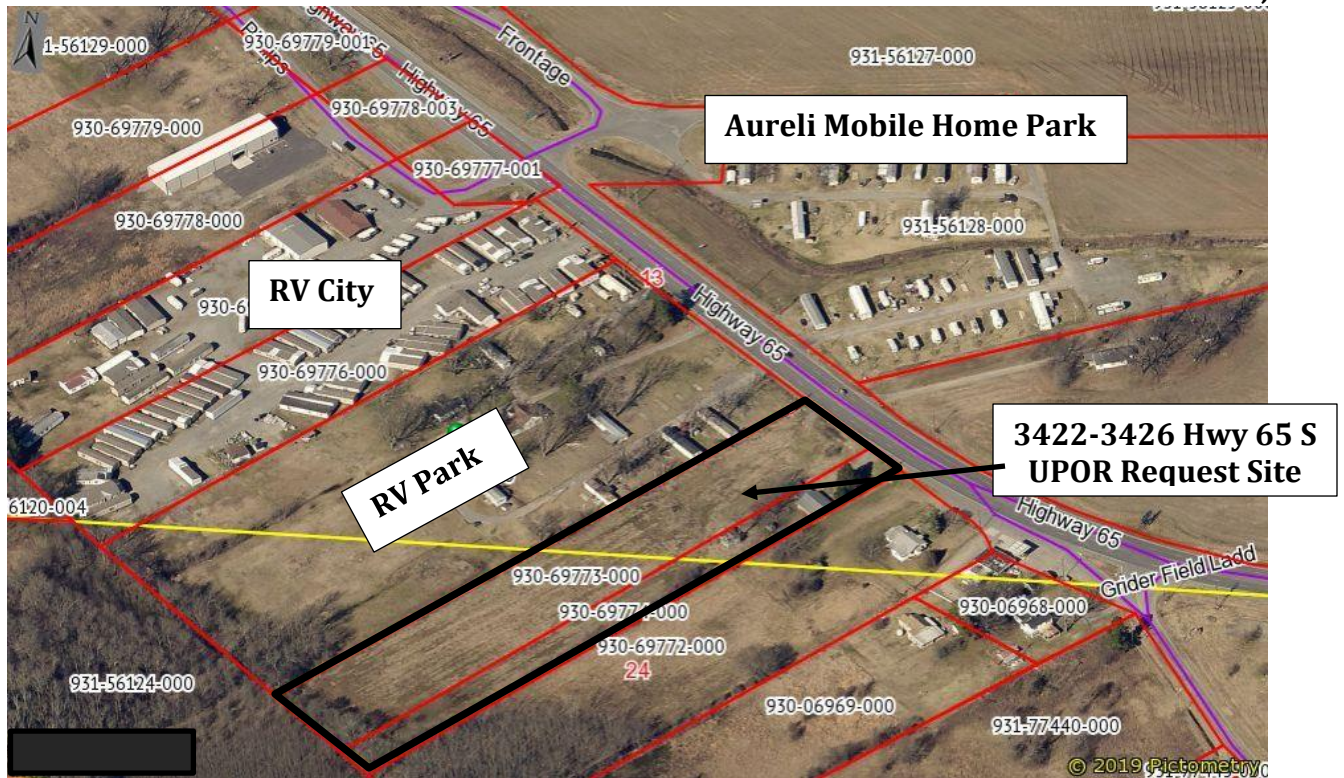
This review is slightly different than the previous request that was surrounded by residential uses. The site of this development will extend southwest approximately

75 feet from the highway right-of-way with only 1 single family residence nearby.
The applicant is proposing screening the solar array from view as noted in their statement.

RECOMMENDATION

Staff recommends approval subject to meeting any flood ordinance requirements as determined by the Flood Ordinance Administrator.





UPOR

**AGENDA ITEM #1
3422-3426 Highway 65 South
SEPTEMBER 26TH, 2023**







UPOR

AGENDA ITEM #1
3422-3426 Highway 65 South
SEPTEMBER 26TH, 2023





RV Park adjoining



RV Park adjoining



Aureli Trailer Park across Highway from request

UPOR

**AGENDA ITEM #1
3422-3426 Highway 65 South
SEPTEMBER 26TH, 2023**

Case No. 2023-1644



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: Relyance Bank

Business Location: (address or lot, block, or nearest intersection) 3422 Hwy 65 S and 3426 Hwy 65 S,
Pine Bluff, AR 71601 Property/Parcel ID No. 930-69773-000 and 930-69774-000

Size of Property (acres): 5 acres combined Current Zoning: B-3 and R-1 Ward: 1

Applicant / Business Owner

Name: Relyance Bank

Address: 8500 Sheridan Road
White Hall, AR 71602

Telephone: 870-540-4925

Email: scottp@relybank.com

Fax: 870-540-1224

Property Owner (Must be filled out if different)

Name: Thomas and Elaine Dial

Address: 200 Wyatt Rd
Pine Bluff, AR 71601

Telephone: 870-692-1991

Email: _____

Fax: _____

Who will run the business? Relyance Bank Number of employees: 0

Number of off-street parking spaces required: 0 Number provided: 0

Are there any special licenses for your business? None (explain) _____

Will you require a sign? No

[Signature] 8-30-23
Applicant / Business Owner Signature Date
Scott Pittillo, President & COO of Relyance Bank

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>Thomas Dial</u> <u>8-30-23</u>	<u>Elaine Dial</u> <u>8-30-23</u>
Signature _____ Date _____	Signature _____ Date _____
Printed Name <u>Thomas Dial</u>	Printed Name <u>Elaine Dial</u>
Owner <u>XX</u> or Authorized Agent _____	Owner <u>XX</u> 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

ITEMS REQUIRED WITH SUBMITTAL

The following items must be received with returned application:

1. Typed or written statement to Planning Commission detailing your request and a description of the current use of the property.
2. A scaled site plan showing the size and use of buildings, signs, land and improvements, size and arrangement of parking space, loading space, driveways and street access, scale, north arrow and vicinity map.
3. The uses of adjoining property;
4. Any additional information needed by staff because of conditions peculiar to the development.

Other supporting documentation required with a returned application:

5. **Property Summary sheet** for the subject property. These may be obtained from the Real Estate Division of the Jefferson County Assessor's Office, Jefferson County Courthouse, Barraque & Main Street, Pine Bluff, AR.
6. **Property Summary sheets for each adjoining property**, including those properties across the street(s) from the subject property. The Property Summary sheet must contain the legal description of each property and the recorded owner of each property. These may be obtained from the Real Estate Division of the Jefferson County Assessor's Office, Jefferson County Courthouse, Barraque & Main Street, Pine Bluff, AR.
7. **One postage stamp for each adjoining property owner.** The zoning official will mail notice of the request and meeting date to each adjacent property owner.

FOR OFFICE USE ONLY

(Must be completely filled out by Zoning Office staff prior to Planning Commission hearing)

APPLICATION FEE: UPOR - \$50.00

HEARING NOTICE SIGNS POSTED: One (1) for each 200 feet of street frontage, up to five (5) max
\$35.00 per sign

Number of signs required: _____

\$ _____

Amount Paid

Date

Rec'd by

All Property Summary Sheets received? _____

Notice submitted to newspaper? _____

Postage Stamps received? _____

Property Posting date: _____

Hearing Notice date: _____

Property Posting Photos in file? _____

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

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

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

As seen on the attached diagram, Relyance Bank is requesting a permitted use of the existing properties for a solar field. The reason for the request is that the current zoning of the property is split between B-3 and R-1. The only current use of the property is for a small residence that is actually located within the commercial zone. For aesthetics and privacy, our plan includes an 8 foot solid vinyl fence across the front perimeter. The remaining sides will have a chain link fence running the entire property boundary. The solar field will abide by all set back requirements but will be no less than 12 feet from any fence.

As of: 8/29/2023

Property Owner**Name:** DIAL THOMAS D & ELAINE R**Property Information****Physical Address:** 3422 HIGHWAY 65 S**Mailing Address:** 200 WYATT RD
PINE BLUFF, AR 71601**Subdivision:** WOODLAWN ADD**Block / Lot:** N/A / 002**Type:** (CV) Comm. Vacant**S-T-R:** 13-06-09**Tax Dist:** (031) 3 PINE BLUFF**Size (Acres):** 3.500**Millage Rate:** 67.30**Extended Legal:** LOT 2 EXC BEG 3.67 CHS N & 12.74 CHS W OF SE COR SE 1/4 13-6-9 N 46 DEG W 1 CH S 44
DEG W 15 CH S 46 DEG E 1 CH N 44 DEG E 15 CHS TO BEG**Market and Assessed Values****Taxes**

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value	Estimated Taxes:	\$150
Land:	\$57,150	\$11,430	\$2,222	Homestead Credit:	\$0
Building:	0	0	0	Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.	
Total:	\$57,150	\$11,430	\$2,222	Status: (V) - Verify	

Special Assessments

Assessment	Tax Amount
FRENCHTOWN AUBURN LEVEE DISTR.	\$2.00
Total	\$2.00

Land

Land Use	Size	Units
	3.467	Acres
	1437.000	Sq.Ft
Total	1,440.467	

Deed Transfers

Deed Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
6/12/2009	869	476	Warr. Deed	132.00	\$40,000	DIAL THOMAS D & ELAINE R	Multiple Units	Improve d
2/18/2003	PROB	2000- 275-3	ProBate			RINCHUSO JAMES MARSHALL ET AL	N/A	N/A
8/29/1974	W20	281	N/A			RINCHUSO SAM	N/A	N/A

As of: 8/29/2023

Reappraisal Value History

Tax Year	Total Value	Total Assessed
2015	\$14,000.00	\$2,800.00
2016	\$14,000.00	\$2,800.00
2017	\$14,600.00	\$2,920.00
2018	\$10,100.00	\$2,020.00
2019	\$10,100.00	\$2,020.00
2020	\$10,100.00	\$2,020.00
2021	\$10,100.00	\$2,020.00
2022	\$10,100.00	\$2,020.00

Map



As of: 8/29/2023

Property Owner**Name:** DIAL THOMAS D & ELAINE R**Property Information****Physical Address:** 3426 HIGHWAY 65 S**Mailing Address:** 200 WYATT RD
PINE BLUFF, AR 71601**Subdivision:** WOODLAWN ADD**Block / Lot:** N/A / 002**Type:** (RI) Res. Improv.**S-T-R:** 13-06-09**Tax Dist:** (031) 3 PINE BLUFF**Size (Acres):** 1.500**Millage Rate:** 67.30**Extended Legal:** PT LOT 2 DESC AS BEG 3.67 CHS N & 12.74 CHS W OF SE COR SE 1/4 SEC 13-6-9 N 46 DEGS
W 1 CH S 44 DEGS W 15 CHS S 46 DEGS E 1 CH N 44 DEGS E 15 CHS TO BEG**Market and Assessed Values****Taxes**

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value	Estimated Taxes:	\$599
Land:	\$12,750	\$2,550	\$2,550	Homestead Credit:	\$0
Building:	47450	9490	6349	Note: Tax amounts are estimates only. Contact the county/pansh tax collector for exact amounts.	
Total:	\$60,200	\$12,040	\$8,899	Status: (V) - Verify	

Special Assessments

Assessment	Tax Amount
FRENCHTOWN AUBURN LEVEE DISTR.	\$2.00
Total	\$2.00

Land

Land Use	Size	Units
	1.500	Acres
Total	1.500	

Deed Transfers

Deed Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
6/12/2009	869	476	Warr. Deed	132.00	\$40,000	DIAL THOMAS D & ELAINE R	Multiple Units	Improve d
2/18/2003	PROB	2000- 275-3	ProBate			RINCHUSO JAMES MARSHALL ET AL	N/A	N/A
3/29/1963	318	411	N/A			RINCHUSO SAM P & WF	N/A	N/A

As of: 8/29/2023

Reappraisal Value History

Tax Year	Total Value	Total Assessed
2015	\$38,200.00	\$7,640.00
2016	\$38,200.00	\$7,640.00
2017	\$38,200.00	\$7,640.00
2018	\$40,450.00	\$8,090.00
2019	\$40,450.00	\$8,090.00
2020	\$40,450.00	\$8,090.00
2021	\$40,450.00	\$8,090.00
2022	\$40,450.00	\$8,090.00

As of: 8/29/2023

Details for Residential Card 1

Occupancy	Story	Construction	Total Liv	Grade	Year Built	Age	Condition	Beds
Single Family	ONE	Masonry & Frame	1,212	5	1963	30	Average	

Exterior Wall: CONC BLOCK

Foundation: Slab

Floor Struct: ElevSlab

Floor Cover: Carpet & Tile

Insulation: Ceilings

Roof Cover: Metal

Roof Type: Gable

Plumbing: Full: 1

Fireplace: N/A

Heat / Cool: Central

Basement: N/A

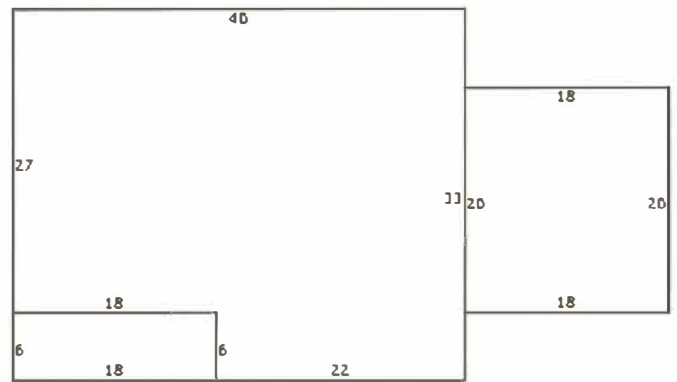
Basement Area:

Year Remodeled:

Style:



DataScout, LLC



Base Structure

Item	Label	Description	Area
A	MN	Main Living Area	1212
B	OP	Porch, open	108
C	PCA	Patio cover, aluminum	360

Outbuildings and Yard Improvements

Item	Type	Size/Dim	Unit Multi.	Quality	Age
Storage/utility bldg. metal		18x24			
Storage/utility bldg. metal		8x8			
CPPDF		12x20			

Map



HWY 65

217.744

151.7 ft

66 ft

Existing Div

8ft Solid Vinyl Fence

w/ 14 ft gate

↓ Existing drive

Existing house

Chain link

-Solar
Field

Existing parcel

936-69773-000

Ex Parcel

930-69724000

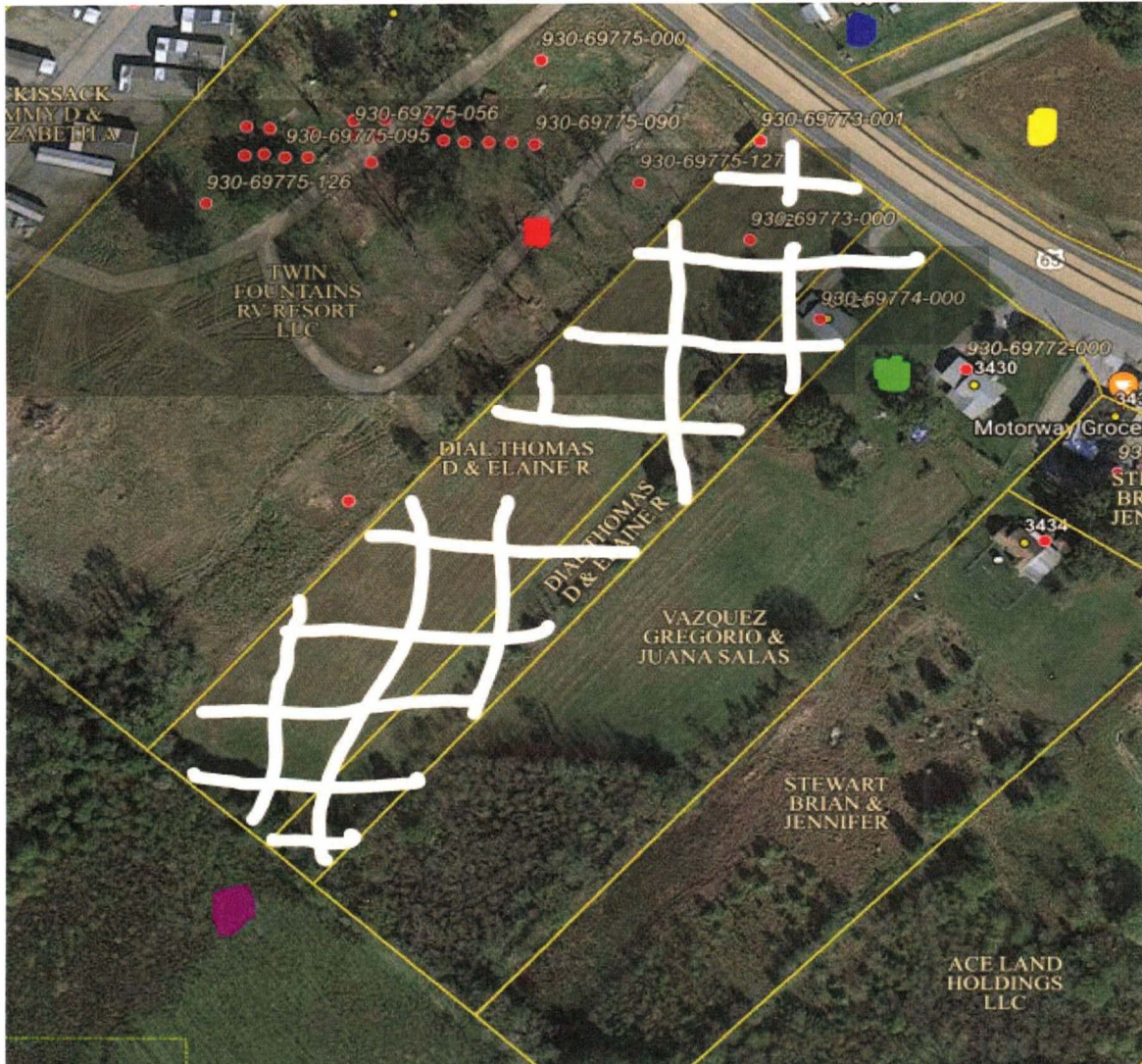
- Fisher Expansion

153.6

66

219.6

Adjoining Owners



White Lines Subject Properties-(930-69773-000) Thomas and Elaine Dial- Vacant

(930-69774-000) Thomas and Elaine Dial-Front section residential back
Is vacant

Red Dot - Property owner NW -(930-69775-000)Twin Fountains RV Resort LLC-RV Park

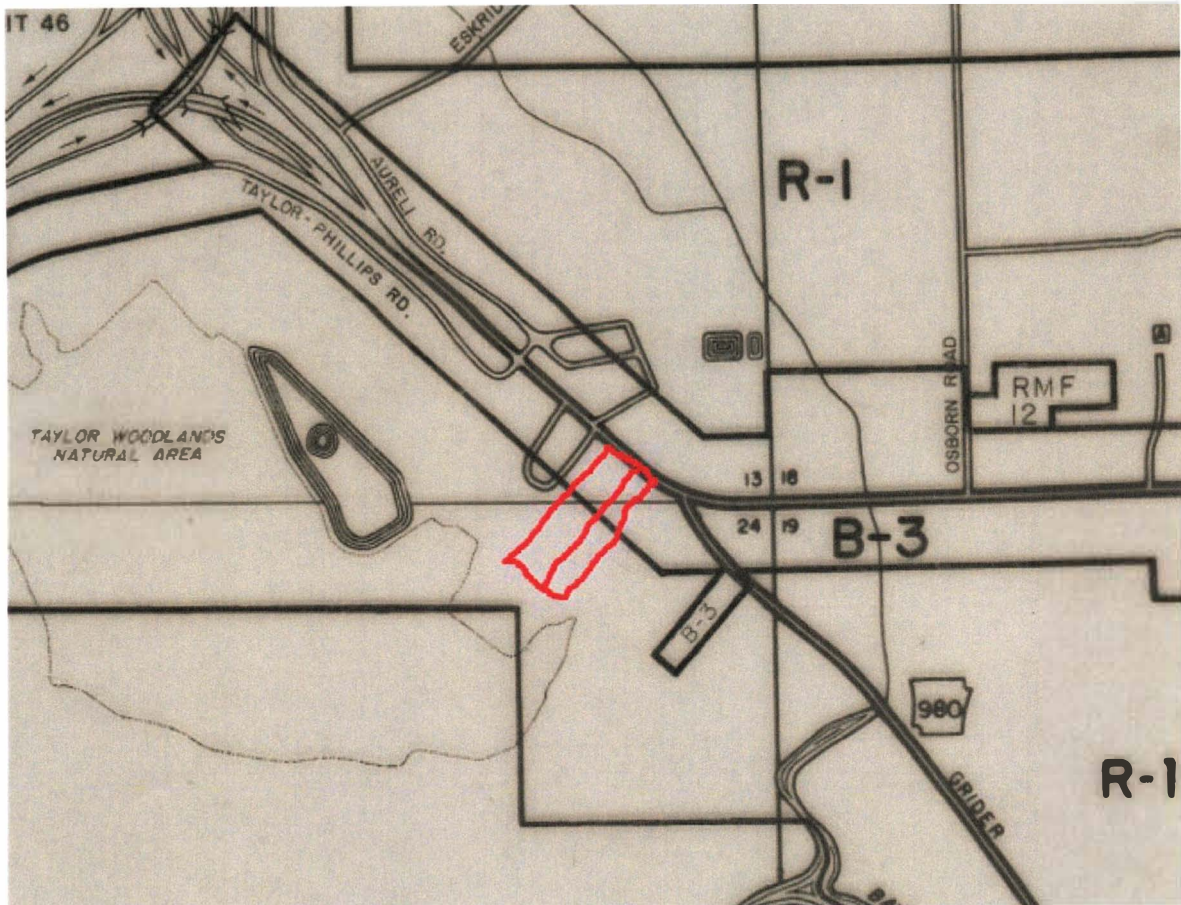
Blue Dot - Property owner across HW 65 - (931-56128-000) Aureli LLC-Mobile Home Park

Yellow Dot - Property owner across HWY 65 - (931-56130-000) Fred and Catherine Magnini-Farmland

Green Dot- Property owner to the SE-(930-69772-000) Gregorio and Juanna Salas Vasquez-Residence

Purple Dot- Property owner to the SW-(931-56121-001) Winns Inc-Recreational property

Zoning



As seen above the front sections of the subject properties are zoned B-3 and the back sections of the properties are zoned R-1. It is important to note that all the neighboring properties with residences all are within the B-3 section.

**RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION**

SUBJECT: Use Permit on Review Request (UPOR) by Raynard White to establish a Sober Living Home at 2501 Cherry Street. The property is zoned B-1, Neighborhood Business.

APPLICANT: Raynard White

ZONING AND LAND USES: B-1, Neighborhood Business

ZONING:	North:	B-1, Neighborhood Business	LAND USE:	North:	Day Care
	South:	B-1, Neighborhood Business		South:	Liquor Store
	East:	B-1, Neighborhood Business		East:	Single Family Residential
	West:	R-3, Residential		West:	Gas Station

HISTORY

2-23-2010	2501 Cherry	Youthful offender home	Approved
5-30-2017	2501 Cherry	Foster Home facility	Approved
9-27-2022	2603 Cherry	Food truck & Open-air food site	Denied
6-28-2022	2001 Cherry	Operate Medical training site	Approved

REVIEW COMMENTS

In 2010 approval was given to operate an emergency child welfare facility. In 2017 approval was given to operate a 24/7 custodial care for up to seven children. This request is for an adult Sober Living Home. This use is not specifically listed in any zone within the ordinance. The closest similar use would be clinics (which do not allow overnight stay) and nursing home which I do not believe this fits that requirement. Earlier approval for emergency youth welfare facilities is listed.

Applicant's statements are generalizations that describe the benefits of the Sober Home concept but do not express how the facility (structures) will be used. Questions such as the number of rooms and maximum number of residences and how they are arranged are just a few questions. Will residents be free to come and go as they please or will they be monitored. This could be particularly concerning given the site is across the street from a day care and next door to a liquor store.

The property east appears to be a vacant residential structure with trash and no yard upkeep. A convenience store is located west across Cherry Street. Since the

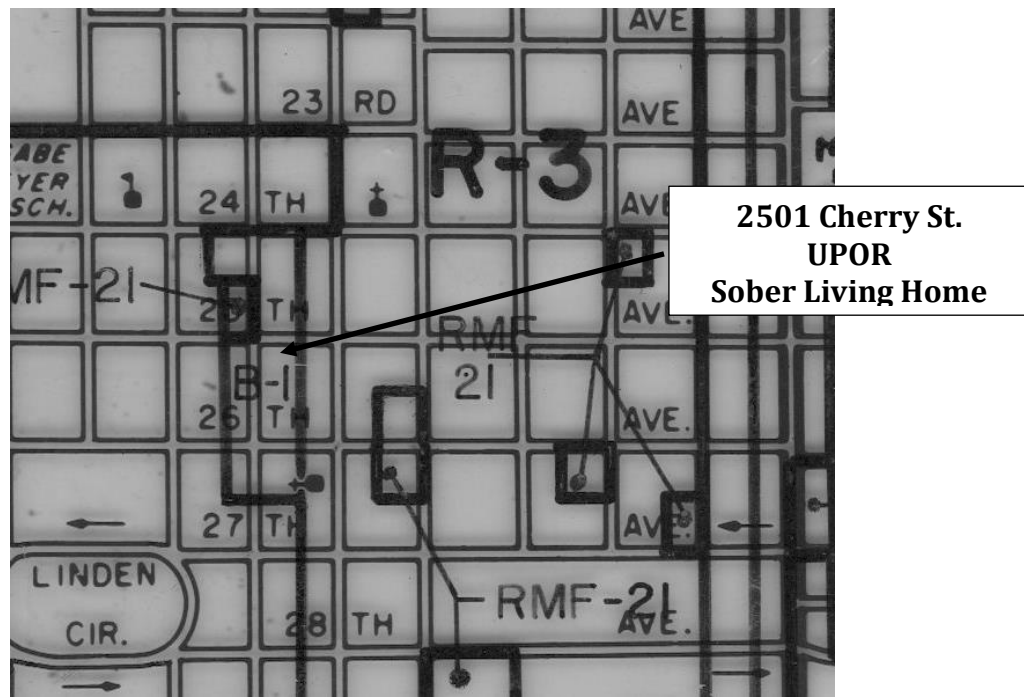
UPOR

AGENDA ITEM 2
2501 Cherry Street
SEPTEMBER 26TH, 2023

B-1 zone does not list this use as a Use Permit on Review it would have to fall under the “Other Uses Deemed Appropriate by the Commission”. With certain other care facilities (Emergency Child Care etc.) there are state standards that have to be met. Nothing in the application identifies any state guidelines such as occupancy or other facility requirements.

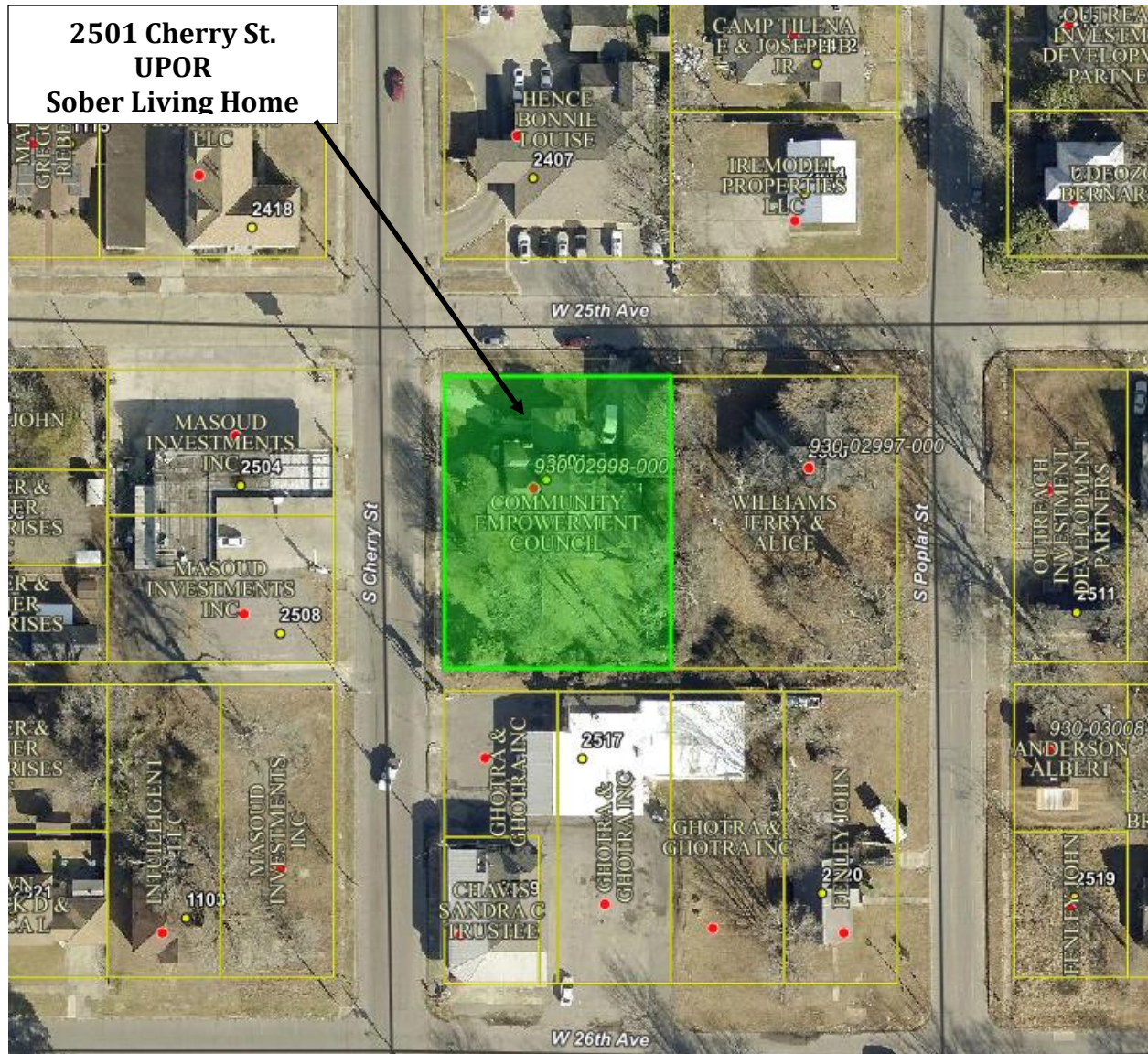
RECOMMENDATION

Without answers to state guidelines required, occupancy requirements and occupant freedoms staff at this time cannot recommend approval.



UPOR

AGENDA ITEM 2
2501 Cherry Street
SEPTEMBER 26TH, 2023



Ownership map

UPOR

AGENDA ITEM 2
2501 Cherry Street
SEPTEMBER 26TH, 2023



Aerial Map

UPOR

AGENDA ITEM 2
2501 Cherry Street
SEPTEMBER 26TH, 2023



2501 Cherry (Front)



2501 Cherry (north side)



South side of property

UPOR

**AGENDA ITEM 2
2501 Cherry Street
SEPTEMBER 26TH, 2023**



Day Care to north



Apartments Northeast

UPOR

**AGENDA ITEM 2
2501 Cherry Street
SEPTEMBER 26TH, 2023**



Convenience Store west



Liquor Store sign south (Liquor Store hidden by shrubs)



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: Raynard White

Business Location: (address or lot, block, or nearest intersection) 2501 South Cherry Street Pine Bluff, AR 71601 Property/Parcel ID No. _____

Size of Property (acres): 0.4254 Current Zoning: B-1 Ward: 2

Applicant / Business Owner

Name: Raynard White
 Address: 2205 S. Maple St

Telephone: 318-202-0648
 Email: RaynardWhite4@gmail.com
 Fax: _____

Property Owner (Must be filled out if different)

Name: Community Empowerment Council
 Address: 2501 S. Cherry Street Pine Bluff, AR 71601

Telephone: (870) 534-2047
 Email: Tonyanderson@ceecomp.org
 Fax: _____

Who will run the business? Raynard White Number of employees: 3
 Number of off-street parking spaces required: 10 Number provided: 10
 Are there any special licenses for your business? No (explain) Pine Bluff Business Permit
 Will you require a sign? No

Raynard White
 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.)

Tony J Anderson 8/28/2023
 Signature _____ Date _____
Tony J Anderson
 Printed Name _____
 Owner ☒ 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.

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?

Current Zone B1 Youth Residential Facility
~~was~~ Residence Already have a Sprinkler Installed

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

Requesting B1 Sober Living Home
Men Residential Facility - Sober Living Home

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

Enclosed

Narrative Of Proposal (Sober Living Home)

2501 South Cherry Street

Pine Bluff, Arkansas 71601

This is a proposal to open and conduct business in the city of Pine Bluff at 2501 South Cherry Street. The nature and facilitation of the business will be a Sober Living Home.

What Is a Sober Living Home:

Sober living refers to a type of supportive housing that offers residents a substance-free living space. A house manager oversees the daily activities in the house, including the distribution of housework, cooking, and other duties, and ensures that the house rules are being followed. The house manager will also convene a tri-weekly house meeting, which provides residents with an opportunity to engage in productive discussions and to air any grievances.

Purpose, Need and Benefit(s):

The purpose of sober living homes (SLHs) is to provide a peer-based recovery support system. This home will be democratically operated, and residents will provide rent and pay other fees for the home upkeep.

The home community encourages dedication, active involvement in twelve-step programs among other modalities of community involvement along with the aid of experienced peers. Our recovering addicts will consistently be confronted with constructive admonishment, healthy mentorship and clear direction.

Treatment facilities, rehab programs, and other outpatient services assist in the front end of wholistic sobriety. The social aspect of sober living homes provides security and structure before returning the peer to family, work, school, and societal obligations entirely. While doctors and trained professionals provide psychiatric and scientific care, the homes will assist in the rediscovery of meaning, purpose and deportment.

Impact

These programs provide numerous benefits to people. The institutions Drug Rehabilitation structurally help decrease psychological stressors: by providing affordable housing, a stable environment, a supportive community, drug/alcohol-free areas, societal reentrance, life skills development, and independence.

Housing prices have increased, state provisional care has decreased, and residency has decreased for addicts and alcoholics.

Therefore, this leads to people choosing homelessness over regular housing. Although homelessness isn't directly integral to addiction and alcoholism, there's an irrefutable interwoven correlation between crime homelessness and addiction.

Some of the main stressors of addiction are sustainable consistent income and housing. SLHs are affordable housing options, and these environments solve two of the numerous factors that prohibit the continuity of recovery. These houses also provide a manageable transition back into regular life.

SLHs provide a slow, methodical reentrance into society. Depending on the house structure, addicts learn they are capable of competently navigating and executing responsibilities. They realize that ordinary circumstances are more than survivable— but they can succeed.

Moving into a home immediately places a person within a group (except during initial implementation) of successful recovering addicts. These help coach, lead, and counsel new recovering individuals.

It is statistically proven that environments in which recovery is experienced can either sabotage or increase the likelihood of sustainable recovery. A good SLH provides great community engagement, social engagement and an engaged peer support group/community. The common idea is you're the sum of the people around you and it's the same for those entering sobriety as it relate to society/community at large.

People successful in recovery model the process of sobriety. Seeing others succeed increases one's belief in their competencies. The four stages of recovery are acute care, transitional residences, and long-term recovery/independent living. We will focus more on independent living as it apply to the community of self, the community of recovery and the community at large. They're not alone in attempting a completely new lifestyle. Peer groups and drug/alcohol-free environments assist in the alleviation of other negative factors too. With decreasing psychological stressors, the likelihood of relapse is reduced. Although the percentage of non-relapse is not 100%, returning to their addictions is highly mitigated. SLH residents demonstrate much lower recidivism, lower arrest rates, higher employment rates, and more stable housing.

Here are some of the advantages of living in a sober home:

Supportive Community – Our Sober living home will provide a supportive and safe community environment where individuals can connect with others who are also in recovery. This sense of community can be crucial in helping individuals maintain sobriety.

Accountability –Our Sober living home will have rules and regulations that residents must follow. This accountability can be helpful in preventing relapse and promoting healthy habits.

Gradual Reintegration into Society – Our Sober living home will provide a transitional phase between the highly structured environment of rehab and the more freedom of independent living. This gradual reintegration can be helpful in preventing individuals from feeling overwhelmed and relapsing.

Access to Support Services – Our sober living home will offer access to support services such as counseling, 12-step meetings, and job training programs. These services can be helpful in supporting individuals in recovery.

It is my trust and desire to commit myself to assist in constructing a “Community and Culture of Substance Abuse Recovery” in Pine Bluff. This is a grass root effort that I perceive can become a component in the larger narrative of the current existing Social Remedies that do already exist in the city.

I will strive to build relationships and networks with “ALL” social entities that are striving to assist others in overcoming alcoholism, drug addiction and mental health In Pine Bluff.

SITE PLAN

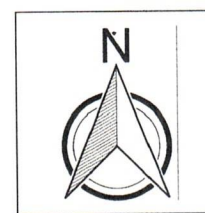
2501 S Cherry St

Pine Bluff, AR 71603

Parcel ID: 930-03264-000

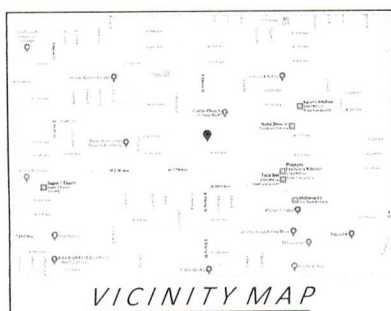
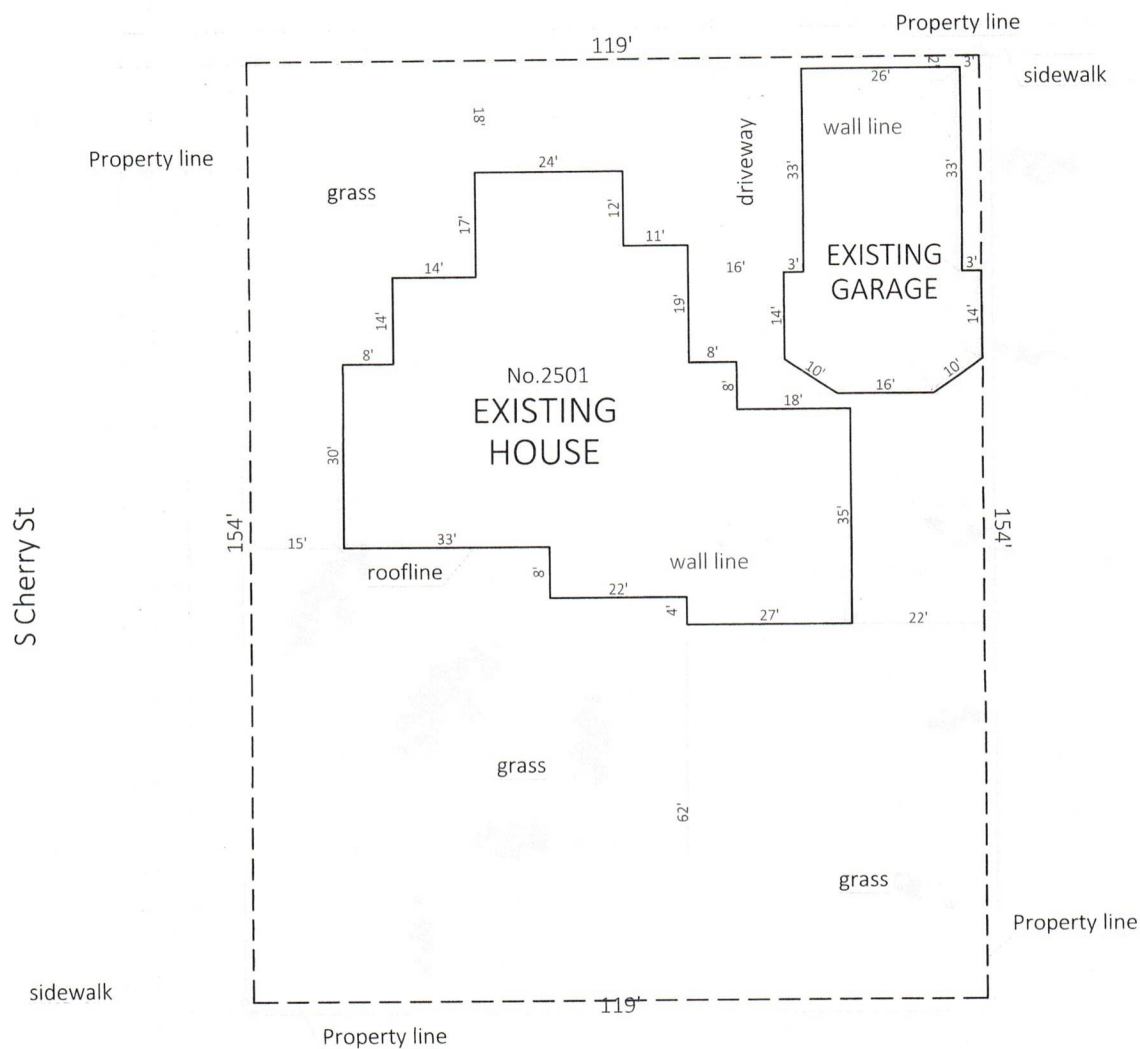
Lot area: 0.07 Acres

Paper Size: 11"x17"



scale 1"=20'

W 25th Ave



Property Owner

Name: COMMUNITY EMPOWERMENT COUNCIL
Mailing Address: 2501 S CHERRY ST
PINE BLUFF, AR 71601
Type: (EC) Ex.Comm
Tax Dist: (031) 3 PINE BLUFF
Millage Rate: 67.30
Extended Legal: BLK 21, LOT 3 & 4

Property Information

Physical Address: 2501 S CHERRY ST
Subdivision: AUSTIN & TAYLOR ADDITION
Block / Lot: 021 / 003
S-T-R: 16-06-09
Size (Acres):

Market and Assessed Values				Taxes	
	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value	Estimated Taxes:	\$0
Land:				Homestead Credit:	\$0
Building:			0	Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.	
Total:				Status: (EX) - Exempt	

Special Assessments

Assessment	Tax Amount
HARDING DRAIN IMP. DISTR.	\$2.40
Total	\$2.40

Land		
Land Use	Size	Units
120 X 154	2.000	House Lot
Total	2.000	

As of: 9/5/2023

Deed Transfers

Deed Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
11/14/2016	981	650 & 659	Quit Claim			COMMUNITY EMPOWERMENT COUNCIL	N/A	N/A
5/9/2013	925	470	Quit Claim			ANDERSON CHARLES	N/A	N/A
5/1/2013	925	082	Quit Claim			ANDERSON CHARLES	N/A	N/A
12/14/2009	877	132	SpecWarr	66.00	\$20,000	ANDERSON'S FINANCE OF THE FUTURE INV LLC	FinInst	Improved
5/26/2009	868	625	MG			BANK OF NEW YORK MELLON TRUST CO	N/A	N/A
5/3/2005	798	707	Warr. Deed	316.80	\$96,000	ROSS EDDIE SR & JEAN	Unval.	Improved
9/25/1997	684	420	FidDeed	165.00	\$50,000	MWACHOFI ARI KATINI	Not Open Market	Improved
8/16/1967	363	668	N/A			SILBERNAGE L LESTER TR	N/A	N/A

Reappraisal Value History

Tax Year	Total Value	Total Assessed
2015		
2016		
2017		
2018		\$0.00
2019		
2020		
2021		
2022		

Details for Residential Card 1

Occupancy	Story	Construction	Total Liv	Grade	Year Built	Age	Condition	Beds
Single Family	ONE+	Masonry Veneer	3,447	3	1939	35	Average	

Exterior Wall: BRK/SV

Foundation: Closed Piers

Floor Struct: Wood with subfloor

Floor Cover: Carpet & Tile

Insulation: N/A

Plumbing: Full: 4

Fireplace: Type: 1s Sgl. Qty: 1

Heat / Cool: Central

Basement: N/A

Basement Area:

Not a Legal Document.

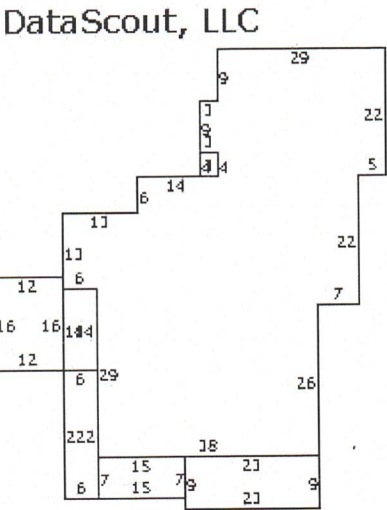
Subject to terms and conditions.

www.actDataScout.com

As of: 9/5/2023

Roof Cover: Clay or Slate
Roof Type: Gable

Year Remodeled:
Style:



Base Structure

Item	Label	Description	Area
A	MN	Main Living Area	2679
B	OP2	Porch, half open	132
C	CP	Carport	192
D	OP	Porch, open	12
E	OP	Porch, open	207
F	OP2	Porch, half open	105
G	OP	Porch, open	84
H	1+	1+, Upper Level	768

As of: 9/5/2023

Outbuildings and Yard Improvements

Item	Type	Size/Dim	Unit Multi.	Quality	Age
Concrete walk		4x105			
Concrete walk		6x12			
Concrete walk		5x30			
Driveway, concrete		10x100			
Fence, chain link 4'		260			
Wall, masonry (brick or stone)		7x30			
Patio slab		9x11			
Patio slab		18x18			
Patio slab		12x12			
Patio slab		8x22			
Patio slab		18x20			
Storage/utility bldg. masonry		12x12			

Other Adjustments

Code	Type	Quantity
FLOORC	H	1742

Details for Residential Card 2

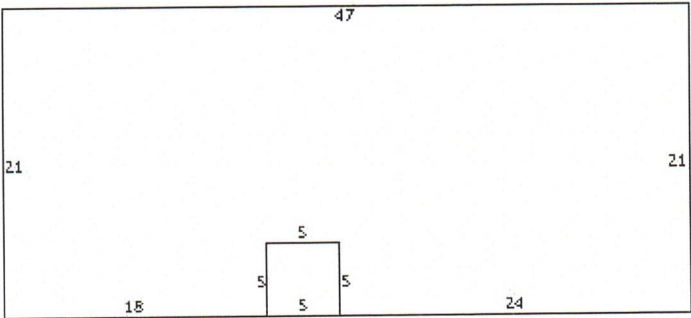
Occupancy	Story	Construction	Total Liv	Grade	Year Built	Age	Condition	Beds
Single Family	ONE+	Masonry Veneer	1,592	4	1939	35	Average	

Exterior Wall: BRICK**Foundation:** Slab**Floor Struct:** ElevSlab**Floor Cover:** Linoleum**Insulation:** N/A**Roof Cover:** Clay or Slate**Roof Type:** Hip**Plumbing:** Full: 2**Fireplace:** N/A**Heat / Cool:** None**Basement:** N/A**Basement Area:****Year Remodeled:****Style:**

As of: 9/5/2023



DataScout, LLC



Base Structure

Item	Label	Description	Area
A	MN	Main Living Area	962
B	OP	Porch, open	25
C	1+	1+, Upper Level	630

Map

