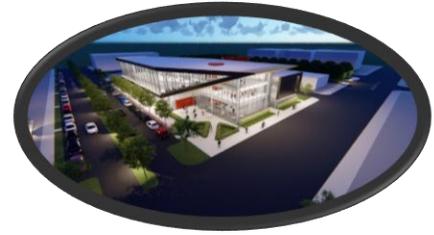


**CITY OF PINE BLUFF  
PLANNING COMMISSION  
March 31<sup>st</sup>, 2026 4:00 p.m.  
City Hall Council Chambers  
200 E. 8<sup>th</sup> Avenue**



## **AGENDA**

### **CALL TO ORDER**

**CONSIDERATION OF MINUTES:** March 3<sup>rd</sup>, 2026

### **OLD BUSINESS:**

1. Use Permit on Review request to establish a shared workspace, creative hub and café at 610 E. 2<sup>nd</sup> Avenue in an I-3, Industrial zone.
2. Use Permit on Review request to establish a pool hall, bar and grill at 1607 S. Main Street within a B-4, General Commercial zone.

### **NEW BUSINESS:**

3. Use Permit on Review request to establish an Event Center at 400 S. Main within the B-5, Central Business District.
4. Use Permit on Review request to establish a lounge at 3055 W. 28<sup>th</sup> Avenue withing a B-2, Shopping Center zone.
5. Use Permit on Review request to build and establish a fire training and burn building at 3216 W. 7<sup>th</sup> Avenue in a R-3, Residential zone.

**DISCUSSION** – Draft ordinance for amending Event Center regulations

**COMMITTEE REPORTS:** NONE

### **ADJOURNMENT**

**Next meeting scheduled for April 28<sup>th</sup>, 2026**

**Complete Agendas can be found online at [www.searpc.com](http://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 Sonya Golden and Curtis Garner to establish a shared workspace, creative hub and café at 610 E. 2<sup>nd</sup> Avenue in an I-3, Industrial zone.

**APPLICANT:** Sonya Golden and Curtis Garner

**ZONING AND LAND USES:** I-3, General Industrial

ZONING:	North:	I-3, General Industrial	LAND USE:	North:	Vacant
	South:	I-3, General Industrial		South:	Commercial & Industrial - abandoned
	East:	I-3, General Industrial		East:	Vacant
	West:	I-3, General Industrial		West:	Vacant lot

**HISTORY**

2025-1-28 1010 N. Sht. Cedar – operate restaurant & office space B-6.2 - Approved w/conditions

**REVIEW COMMENTS**

***Background*** - The applicant requests approval of a Use Permit on Review to establish a shared workspace, creative hub, and café within an existing single-family residential structure located in an area zoned I-3, General Industrial. The proposal represents an adaptive reuse of a residential building for office, assembly, and food service activities. No site plan or parking plan were submitted with the application. An addon request was included within the applicant’s statement requesting that the additional vacant lots listed be considered for food trucks, pop up markets and related community entrepreneurial and creative expression.

***Applicable Ordinance Provisions*** -

- I-3 General Industrial District Intent: The I-3 General Industrial District is intended to accommodate industrial uses that may produce heavier impacts and require separation from residential areas. Permitted uses generally include manufacturing, processing, warehousing, and related industrial activities.
- Use Permit or Conditional Uses: Uses not permitted by right within a zoning district may be considered by the Planning Commission as UPOR’s, subject

to review and approval, provided the Commission finds the use to be compatible with the district and surrounding area and in compliance with all applicable standards

- **Site Plan Requirement:** Applications for Use Permit on Reviews are required to include a site plan showing building locations, parking, access, circulation, and other development features sufficient for staff and Commission review
- **Off-Street Parking:** Off-street parking is required for commercial, office, and food service uses, with minimum parking spaces determined by use type and floor area. The B-5, Central Business District is the only exception to this requirement.

**Zoning and Use Analysis** - The proposed shared workspace and creative hub function primarily as office and assembly-type uses, while the café component constitutes a retail food service use open to the public. These uses are not permitted by right within the I-3 zoning district but may be considered as conditional uses if the Planning Commission determines that they:

- Are compatible with surrounding uses,
- Will not be detrimental to public health, safety, or welfare, and
- Meet all applicable development standards.

**Site Plan and Development Standards** - No site plan has been submitted. In the absence of a site plan, staff cannot evaluate compliance with:

- Building and yard requirements
- Vehicular ingress and egress
- Emergency and fire access
- Pedestrian circulation
- Outdoor seating or gathering areas associated with the café
- Buffering or screening from adjacent properties

A complete site plan is required to evaluate consistency with zoning and development standards.

**Parking and Access** - The application does not include any off-street parking information. The proposed uses would generate both employee and customer traffic, particularly due to the café component. Pursuant to the City's off-street parking regulations, adequate parking must be provided on site or through an approved alternative arrangement. Without a parking plan or parking calculations, staff cannot determine compliance with minimum parking requirements. Contrary

to a statement by the applicant there is no nearby off-street parking available within the immediate area.

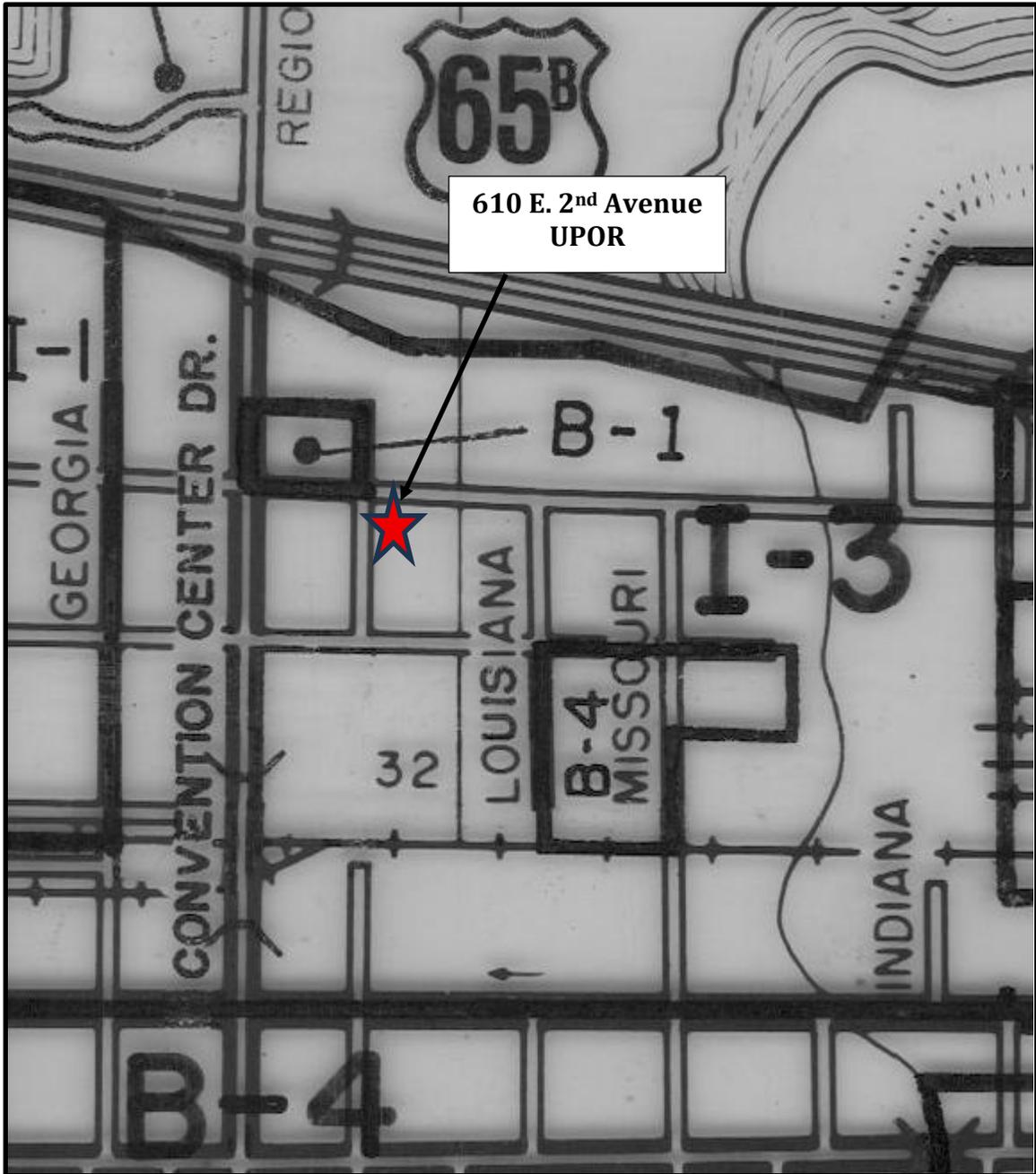
**Infrastructure and Code Considerations** - The conversion of a single-family residence to a shared workspace and café would require review for building code compliance for change of occupancy, fire code compliance for assembly and food service uses and Health Department approvals for food service. These matters are typically addressed during site plan and building permit review but should be conceptually evaluated as part of the conditional use request.

### **Staff Analysis**

Based on the materials submitted, staff finds that the proposed uses are not permitted by right in the I-3 General Industrial zoning district but may be considered as conditional uses; however, the application is incomplete due to the absence of a site plan and parking plan therefore making off-street parking compliance undeterminable.

### **RECOMMENDATION**

Although staff agrees with applicants intent for revitalization, support for economic development and adaptive reuse of existing structures it cannot circumvent city code requirements. Staff had recommended tabling this request prior to last meeting when the applicant requested the tabling due to scheduling conflicts; however, since the applicant had been informed that reviews and recommendations are available online and no site plan meeting city requirements including off-street parking layout and parking calculation in accordance with city code has been submitted staff recommends denial.



Zoning Map



610 E. 2<sup>nd</sup> Avenue  
UPOR

Ownership map



Aerial Photo



**Site view – close up**



**610 E. 2<sup>nd</sup>**



**610 E. 2<sup>nd</sup> and adjoining vacant lot to east**



**West side of 610 E. 2<sup>nd</sup>**



**East side of 610 E. 2<sup>nd</sup>**



**Old Bakery to west of 610 E. 2<sup>nd</sup>**



**Vacant property to east of 610 E. 2<sup>nd</sup>**



**Property north of 610 E. 2<sup>nd</sup>**



**Property north of 610 E. 2<sup>nd</sup>**



**Property north of 610 E. 2<sup>nd</sup>**

**Properties to the south of 610 E. 2<sup>nd</sup>**





# 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: UNLOCK THE BLOCK LLC

Business Location: (address or lot, block, or nearest intersection) 610 E. 2ND STREET  
PINE BLUFF AR 71601 Property/Parcel ID No. 930-48418-00

Size of Property (acres): \_\_\_\_\_ Current Zoning: INDUSTRIAL Ward: +

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

Name: SONYA GOLDEN, CURTIS GARNER Name: SOME

Address: 9000 CURACAO DR. Address: \_\_\_\_\_  
FS. WORTH TX 76103

Telephone: \_\_\_\_\_ Telephone: \_\_\_\_\_

Email: \_\_\_\_\_ Email: \_\_\_\_\_

Fax: \_\_\_\_\_ Fax: \_\_\_\_\_

Who will run the business? OWNERS Number of employees: TBD

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

Are there any special licenses for your business? NA (explain) \_\_\_\_\_

Will you require a sign? TBD

Sonya Golden 12/30/2005  
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.)

Sonya Golden 12/30/25 x Curtis Garner 12/30/25  
Signature Date Signature Date

Sonya Golden Curtis Garner  
Printed Name Printed Name

Owner  or Authorized Agent \_\_\_\_\_  
(Check one) (Check one)

Submission Deadline: \_\_\_\_\_ Expected Planning Commission Meeting Date: \_\_\_\_\_

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

*It is our intention to assist you in making your project a success in a timely manner. Please call if you have any questions or need assistance from the City of Pine Bluff Inspection & Zoning Department, 200 E. 8<sup>th</sup> 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 Zoning - INDUSTRIAL BUT ALSO  
RETROGRADED for RESIDENTIAL use.  
\*NOT Being used for either currently.

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

SHARED WORKSPACE / CREATIVE HUB + CAFE

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

SEE ATTACHED STATEMENT

A series of horizontal lines for writing, with a vertical line and an arrow pointing downwards.

## Proposal to Develop a Shared Workspace, Creative Hub, and Café

### Property Address:

(Primary) 610 E 2nd Ave, Pine Bluff, Arkansas 71601

### Additional Addresses include:

611 E. 2nd Ave Pine Bluff AR 71601

PARCEL # 931-48413-000 E. 2<sup>nd</sup> Ave Pine Bluff Arkansas 71601

621 E. 2<sup>nd</sup> Ave. Pine Bluff Arkansas 71601

Applicant: Unlock The Block LLC.

Owners: Sonya Golden and Curtis Garner

Submitted To: Pine Bluff City Council & Planning/Zoning Commission

### --- Narrative

This proposal requests approval to develop the property located at 610 W 2nd Street, Pine Bluff, Arkansas, into a Shared Workspace, Creative Hub, and Café. The project is designed to support local entrepreneurs, artists, students, and remote workers while contributing to downtown revitalization, economic growth, and community engagement.

The proposed development will transform an underutilized property into a vibrant, multi-use destination that combines co-working space, creative studios, meeting areas, and a neighborhood café. This project aligns with the City of Pine Bluff's goals for economic development, small business support, cultural enrichment, and adaptive reuse of existing structures.

Additionally, this project is instrumental in assisting Builders United (A University of Arkansas at Pine Bluff student initiative) to develop their skill set in starting a business and all of the stages of development. Unlock The Block LLC. and Builders United are in collaboration to give these chosen students real life experience to rebuild distressed properties in the city, fostering the hope that it will attract others to get involved in similar goals to attract young people to want to stay in the area after graduation.

NOTE: PLEASE consider the additional vacant properties listed in the heading for space suitable to outdoor events to include food trucks, pop-up markets and related community friendly entrepreneurial and creative expression.

---

### Project Vision & Purpose

The vision for this project is to create a welcoming, inclusive, and affordable hub that fosters collaboration, innovation, and creativity.

Key objectives include:

Supporting small businesses, freelancers, and remote workers

Providing affordable workspace and meeting areas

Creating a platform for artists, creatives, and community programs

Offering a café that serves as a social gathering space

Revitalizing the West 2nd Street corridor and becoming the gateway to encourage other mixed use businesses and family oriented activities in what is known as the French Quarter area of the city.

---

## Proposed Uses of the Property

The building will be developed into the following functional areas:

### 1. Shared Workspace (Co-working)

Open desk seating for freelancers and remote workers

Private desks or small offices

Reliable high-speed internet

Printing and basic office amenities

### 2. Creative Hub & Community Space

Small studios or flexible creative rooms

Meeting rooms for workshops, trainings, and community meetings

Space for local art displays, pop-up exhibits, food trucks and small events both in/outdoors

Opportunities for youth programs, entrepreneurship classes, and nonprofit meetings

### 3. Café Component

Light café menu (coffee, tea, pastries, sandwiches, soups, and salads)

Seating integrated with the workspace and community areas

Locally sourced ingredients when possible

Operated with limited hours aligned with workspace usage

----

## Community Benefits

The proposed development offers multiple benefits to Pine Bluff residents and the surrounding area:

**Economic Development:** Supports startups, small businesses, and self-employed professionals

**Job Creation:** Creates new employment opportunities

**Downtown Revitalization:** Activates an existing property and increases foot traffic

**Cultural Enrichment:** Provides space for art, music, and creative expression

**Community Engagement:** Encourages collaboration among residents, students, and professionals

**Positive Use of Property:** Reduces vacancy and promotes neighborhood pride

---

### Compatibility with Surrounding Area

The proposed use is compatible with surrounding commercial and mixed-use properties. The development is designed to be:

Low-impact

Pedestrian-friendly

Respectful of nearby businesses and residents

No heavy industrial use, late-night activity, or disruptive operations are proposed.

---

### Parking, Traffic, and Accessibility

Existing street and nearby parking will be utilized

Traffic impact is expected to be minimal

Hours of operation will align with standard business and café hours

The space will be designed to be accessible and welcoming to all patrons

---

### Renovations & Property Improvements

Planned improvements include:

Interior renovation to support mixed-use functionality

Exterior improvements to enhance curb appeal

Updated landscaping and signage (subject to city approval)

Compliance with building codes, fire safety, and health regulations

All renovations will be completed in accordance with local, state, and federal requirements.

---

### Alignment with City Goals

This project supports the City of Pine Bluff's goals by:

Encouraging entrepreneurship and innovation

Revitalizing existing buildings

Bring employment opportunities for individuals in the community

Supporting local culture and creative industries

Enhancing quality of life for residents

---

#### Request for Approval

I respectfully request the City Council's support and approval, including any necessary zoning, conditional use, or permitting considerations, to allow the development and operation of a shared workspace, creative hub, and café at 610 W 2nd Street, Pine Bluff, Arkansas.

I welcome the opportunity to collaborate with city officials, planning staff, and community stakeholders to ensure this project meets all requirements and serves the best interests of Pine Bluff.

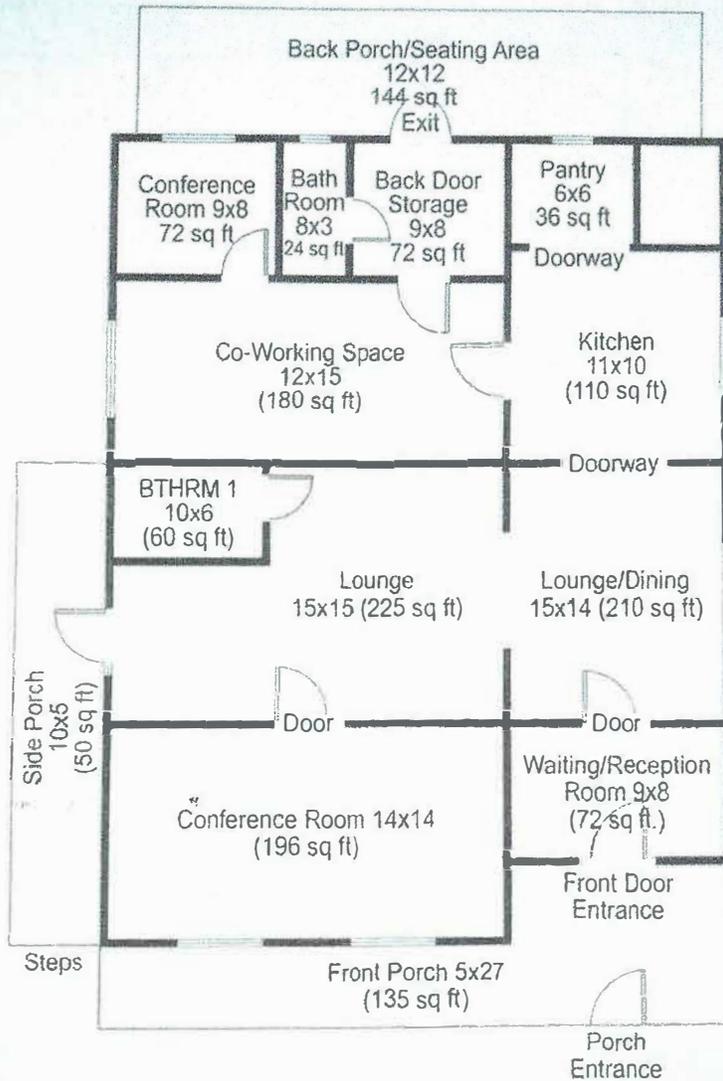
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#### Contact Information

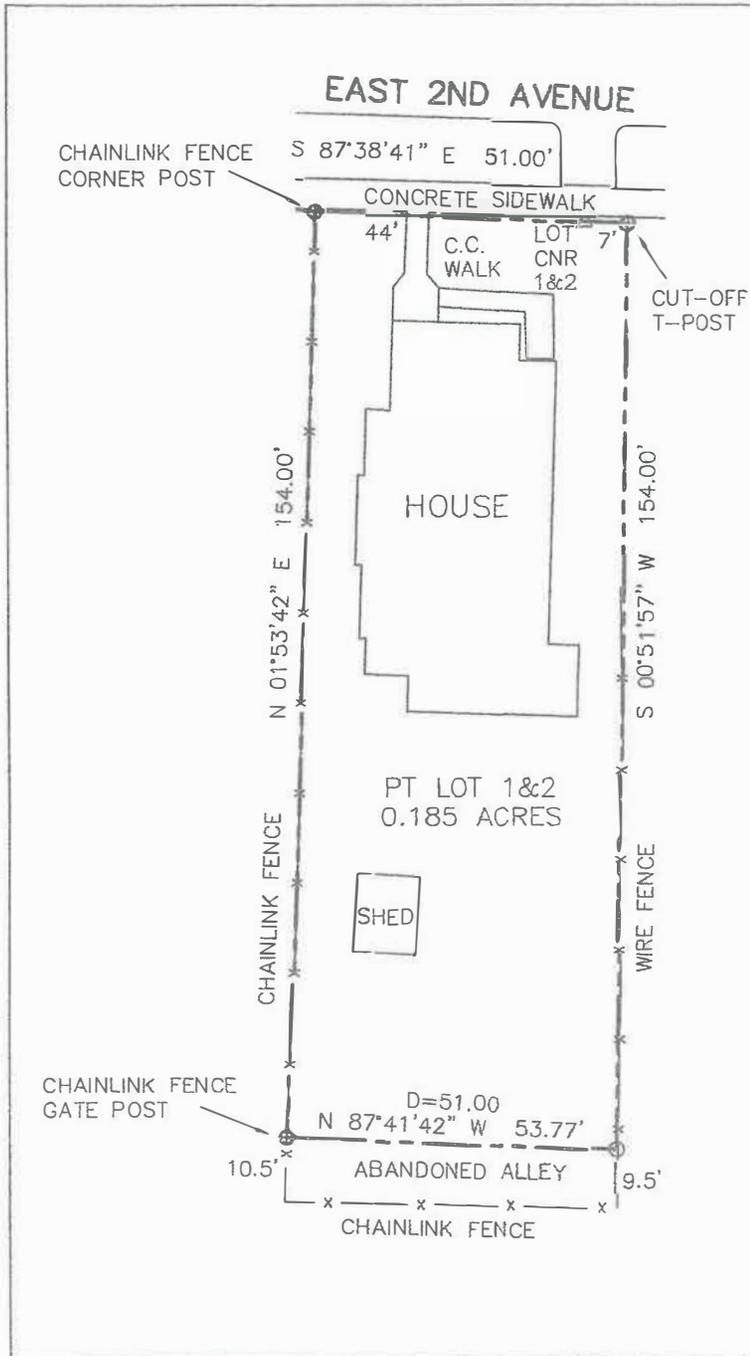
Sonya Golden/Curtis Garner  
Unlock The Block LLC./ Applicant  
1704 S. Cedar Street Pine Bluff, Arkansas 71601



Thank you for your time, consideration, and commitment to the growth of our community.



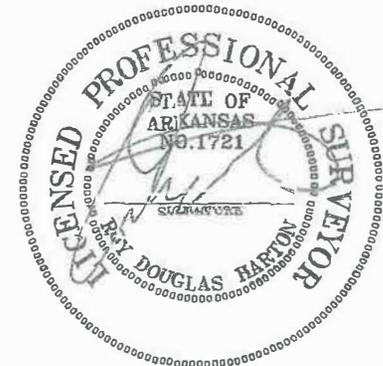
→ see  
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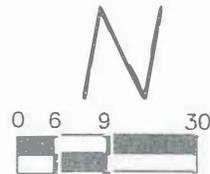
# SURVEY DESCRIPTION

A SURVEY OF THE EAST 44 FEET OF LOT 1 AND THE WEST 7 FEET OF LOT 2 IN BLOCK 28 OF OLD OR ORIGINAL TOWN OF PINE BLUFF, CONTAINING 0.185 ACRES, MORE OR LESS.

- M = MEASURED
- D = DEEDED
- ⊕ = FOUND MONUMENT
- △ = COMPUTED CORNER
- = SET 1/2 INCH REBAR WITH CAP PLS# 1721



BASIS OF BEARINGS  
GRID NORTH AS DETERMINED  
BY GPS OBSERVATION WITH  
GROUND DISTANCES.



I, DOUG HARTON, REGISTERED LAND SURVEYOR NO. 1721, CERTIFY THIS PLAT TO BE A CORRECT REPRESENTATION OF THE PROPERTY SURVEYED BY ME OR UNDER MY SUPERVISION.

USE AND BENEFIT: <b>SONYA GOLDEN</b>	
PROFESSIONAL LAND SURVEYOR ROY DOUGLAS HARTON 2169 HIGHWAY 35 W. MONTICELLO, AR. 71655 870-723-5702	PROPERTY ADDRESS: 601 E 2ND AVENUE PINE BLUFF, AR 71603
DATE: 10-17-2025 REF#: SONYA GOLDEN 2ND ST	
DREW COUNTY SURVEYOR	
STATE SURVEY #: 500-055-09W-0-32-000-35-1721	

Parcel: 930-48418-000  
As of: 12/25/2025 10:10:42 PM

ID: 45865

### Jefferson County Report

#### Property Owner

---

**Name:** GOLDEN SONYA & CURTIS GARDNER

**Mailing Address:** 9000 CURACAO DR  
FORT WORTH, TX 76123-3590

**Type:** (RI) Res. Improv.

**Tax District:** (031) 3 PINE BLUFF

**Millage Rate:** 67.30

#### Property Information

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**Physical Address:** 610 E 2ND AVE ↘

**Subdivision:** OLD TOWN ADD

**Block/Lot:** 028 / 001

**S-T-R:** 32-05-09

**Size (Acres):** N/A

**Legal:** BLK 28, E 44 FT 1 & W 7 FT OF LOT 2

#### Market and Assessed Values

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	<b>Estimated Market Value</b>	<b>Full Assessed (20% Market Value)</b>	<b>Taxable Value</b>
<b>Land</b>	3,000	600	600
<b>Building</b>	18,650	3,730	3,730
<b>Totals</b>	<b>21,650</b>	<b>4,330</b>	<b>4,330</b>

#### Taxes

---

**Estimated Taxes:** 291

**Homestead  
Credit:**

0

Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.

**Status:** (N) - No Adj

**Special Assessments**

Assessment	Tax Amount
HARDING DRAIN IMP. DISTR.	\$1.02
	<b>Total \$1.02</b>

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

**Land**

Land Use	Size	Units
51 X 154	1.000	House Lot
<b>Total</b>	<b>1.00</b>	

**Deed Transfers**

Deed Date	File Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
8/7/2025	8/8/2025	2025R	4922	Warr. Deed	39.60	\$12,000	GOLDEN SONYA & CURTIS GARDNER	Sales Questionnaire Sent	Improved
12/17/2021	1/5/2022	2022R	N/A	Warr. Deed	46.20	\$14,000	DE'LASH LLC	Change After Sale	Improved
9/16/2021	10/12/2021	1061	675	Warr. Deed	16.50	\$5,000	SHUGART MARK DWAYNE	Change After Sale	Improved
7/9/2013	N/A	928	125 & 126	Warr. Deed	42.90	\$13,000	MANN CAROLYN	Unval.	Improved
8/7/1989	N/A	591	325	N/A	15.40	\$7,000	CROW JAMES S & WF	N/A	N/A
1/1/1910	N/A	486	742	N/A	N/A	N/A	WALLACE CARL L & WF	N/A	N/A

**Residential Card 1 Details**

Occupancy	Story	Construction	Total Liv	Grade	Age	Year Built	Condition	Beds
Single Family	ONE	Frame Siding Std.	1606	5-5	40	1904	Average	N/A

**Exterior Wall:** ALUM**Plumbing:** Full: 1 Half: N/A**Foundation:** Closed Piers**Fireplace:** Type: N/A Qty: 0**Heat/Cool:** Central**Floor Struct:** Wood with subfloor**Floor Cover:** Linoleum**Basement:** N/A**Insulation:** N/A**Basement Area:** N/A**Roof Cover:** Asphalt Shingle**Year Remodeled:** N/A**Roof type:** Gable**Style:** N/A**Base Structure**

Item	Label	Description	Area
A	MN	Main Living Area	1606
B	GEP	Porch, glass enclosed	180
C	OP	Porch, open	72
D	OP2	Porch, half open	64

**Outbuildings and Yard Improvements**

Item	Type	Size / Dim	Unit Multi.	Quality	Age
Concrete walk	N/A	44 x 4	N/A	N/A	N/A
Storage/utility bldg. metal	N/A	10 x 12	N/A	N/A	N/A

**Reappraisal Value History**

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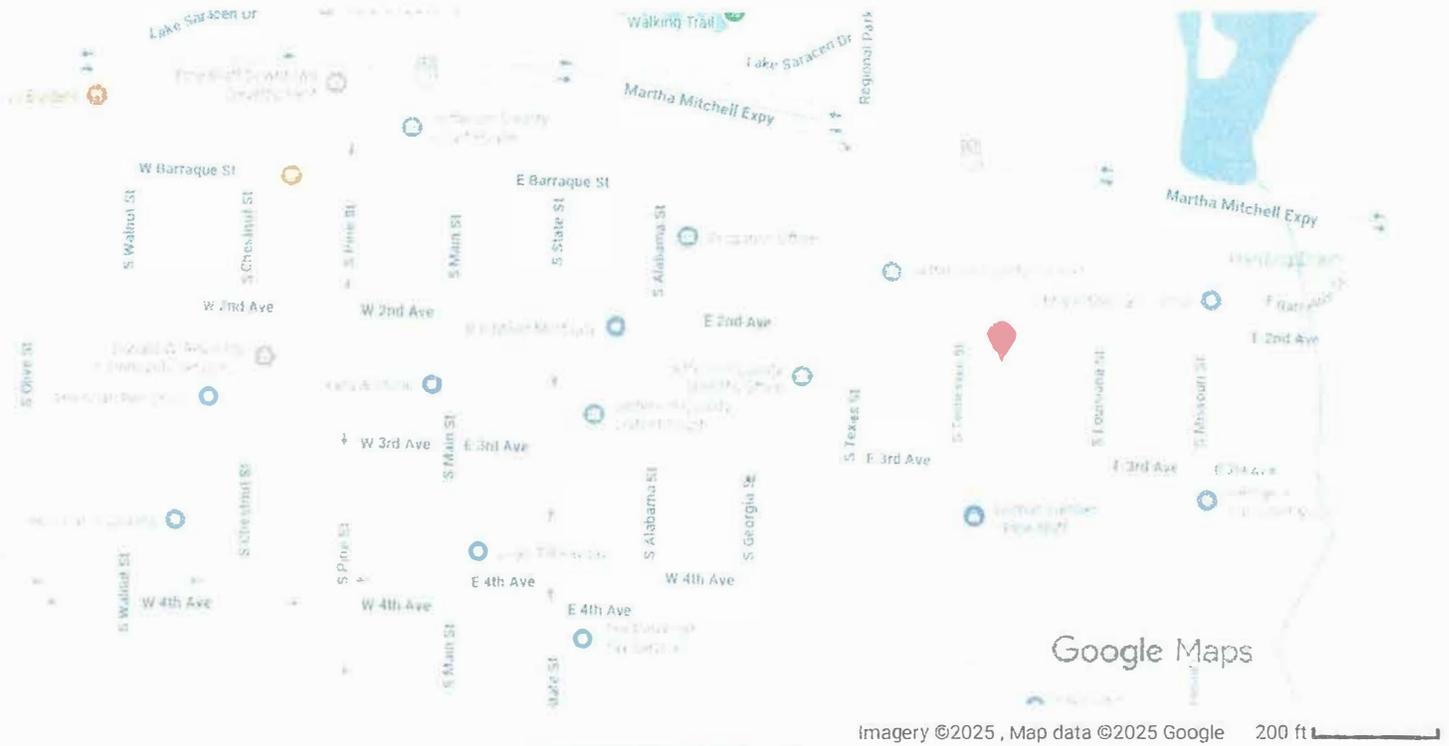
<b>Tax Year</b>	<b>Total Value</b>	<b>Total Assessed</b>
2024	21,650.00	4,330.00
2023	21,650.00	4,330.00
2022	17,050.00	3,410.00
2021	17,050.00	3,410.00
2020	17,050.00	3,410.00
2019	17,050.00	3,410.00
2018	17,050.00	3,410.00
2017	21,100.00	4,220.00
2016	21,100.00	4,220.00
2015	21,100.00	4,220.00

**Not a Legal Document**  
Subject to terms and conditions  
[www.actDataScout.com](http://www.actDataScout.com)

610 E 2nd Ave

area view

Google Maps



610 E 2nd Ave

Building



Directions



Save



Nearby



Send to phone



Share



Help us improve Google Maps



No thanks



610 E 2nd Ave, Pine Bluff, AR 71601

By continuing, you agree Google uses your answers, [account](#) & [system info](#) to improve services, per our [Privacy & Terms](#).

Photos



**RECOMMENDATION  
 TO THE  
 PINE BLUFF PLANNING COMMISSION**

**SUBJECT:** Use Permit on Review request to establish a pool hall, bar and grill 1607 S. Main Street in a B-3, Highway Commercial zone.

**APPLICANT:** Kenny Poindexter

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

ZONING:	North:	B-4, General Commercial	LAND USE:	North:	S.F. Residence / Professional Ofc
	South:	B-3, Highway Commercial		South:	Church / Religious Use
	East:	B-3, Highway Commercial		East:	Vacant / Vacant Commercial Bldgs.
	West:	B-3, Highway Commercial		West:	Subway Rest. / Convenience Store

**History**

2024-8-27 - 1607-1613 S. Main - UPOR - to establish a lounge - Approved  
 2024-11-26 - 1607-1613 S. Main – Variance – delay parking installation – Approved  
 2026-1-27 - 1607-1613 S. Main – Variance – 18-24 mo. Delay on parking - pending

**REVIEW**

*Background and request* - The applicant has submitted a request for a Use Permit on Review approval to establish a pool hall, bar and grill within the B-3 Highway Commercial zoning district. The proposed use includes indoor recreational activities (billiards) and on-site food service. The B-3 zoning district allows a wide range of commercial uses intended to serve both local and regional traffic; however, pool halls and establishments serving alcohol are classified as UPORs due to their potential impacts on traffic, parking, noise, and adjacent properties. It should be noted that the building encompasses half a block and includes 1601, 1603, 1607 and 1613 S. Main with allowable access within the interior of each unit. Unit 1613 Main was approved for a lounge pending parking improvements which have not been installed. Questions exist concerning all uses of the property. Supposedly the lounge has been scrapped and if so the UPOR approval should be considered void. It appears vehicles are being presented for sale on the intended unimproved parking area, which presents another issue since that adds to the parking requirement.

*Site and Surrounding Area* - The subject property is located along a major commercial corridor and is developed with an existing commercial structure.

Surrounding land uses consist primarily of retail, service, and restaurant uses consistent with the B-3 zoning designation.

Applicable Ordinance Provisions - The zoning ordinance permits pool halls, bars, and similar entertainment uses within the B-3 district subject to approval of a UPOR and compliance with all applicable development standards, including: off-street parking requirements, access and circulation standards, compatibility with surrounding uses and public health, safety, and welfare considerations

Parking and Site Compliance - Based on the submitted application and site information, the proposed use does not currently meet the minimum off-street parking requirements as required by the zoning ordinance for a pool hall, bar, and grill. The applicant has a proposed parking lot scheduled; however, that action was pending a request for extension to be heard prior to this application. That parking lot was based on a previous approval for a lounge at the adjoining 1613 S. Main. Per discussion with the applicant on January 14<sup>th</sup> the lounge project has been scrapped. If that is the case, the parking layout and number of spaces shown would be adequate for the proposed pool hall considering the square footage of 1607 Main is approximately 1200 square feet less in size than 1613 Main. At present parking is not in compliance. Insufficient parking may result in: spillover parking onto adjacent properties or public rights-of-way, increased traffic and circulation conflicts, and potential safety concerns for patrons and neighboring businesses.

Findings and Analysis -

Staff finds that:

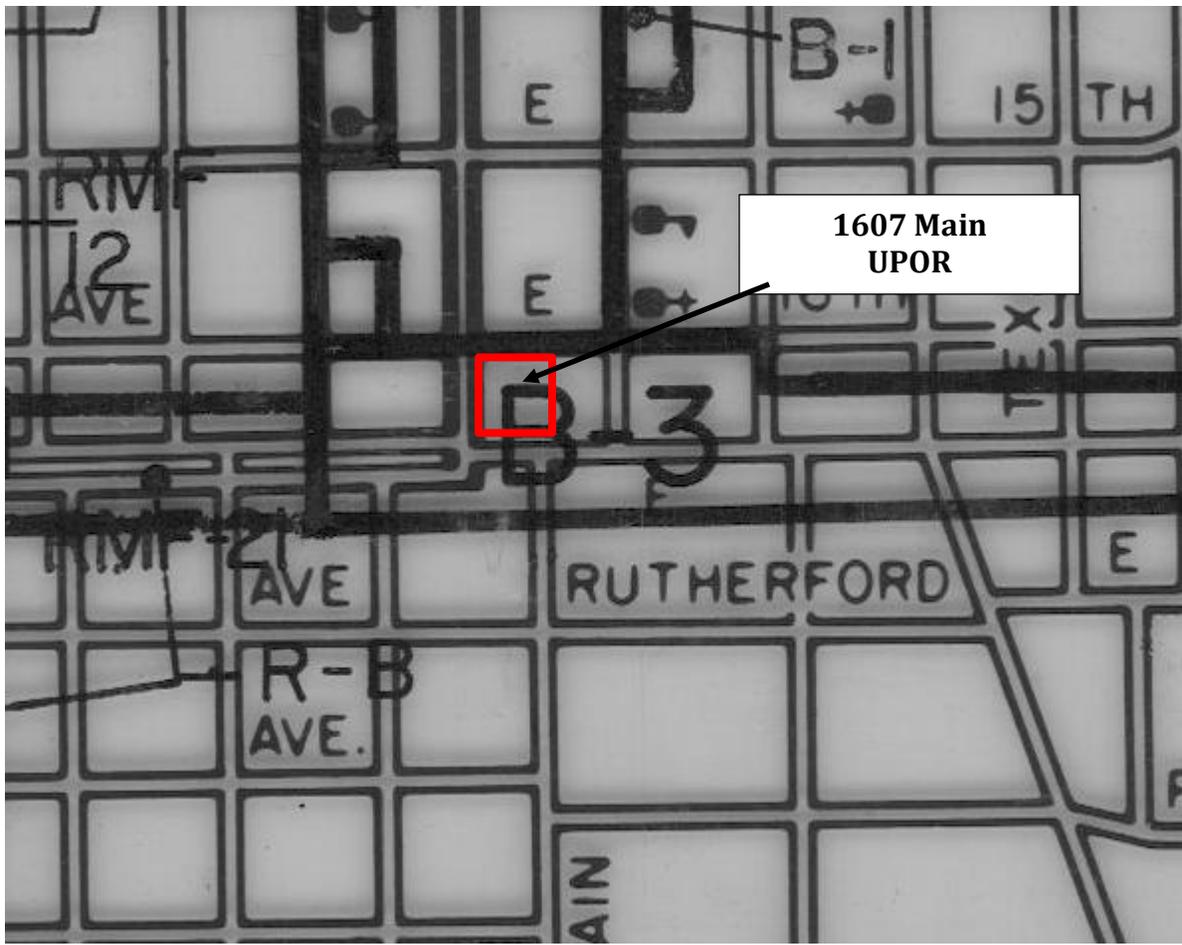
1. the proposed use is conditionally allowable within the B-3 Highway Commercial zoning district.
2. The proposed location is generally compatible with surrounding commercial uses.
3. The application does not demonstrate compliance with off-street parking requirements of the zoning ordinance.
4. Approval of the request without required parking improvements would be inconsistent with adopted ordinance standards and could negatively impact nearby properties and public infrastructure.

**RECOMMENDATION**

While the proposed pool hall, bar and grill may be appropriate in the B-3 Highway Commercial district, compliance with parking standards is necessary to ensure orderly development and protect the public health, safety, and welfare.

With the denial of the Variance for a second extended period of time to install parking as required by ordinance at the last meeting on March 3<sup>rd</sup>, 2026 staff reiterates its previous recommendation of denial or at a minimum, conditional approval subject to full parking compliance as noted below:

1. Clarification on all intended and proposed uses of buildings and on site,
2. The applicant shall bring the site into full compliance with off-street parking requirements prior to issuance of any certificate of occupancy
3. No occupancy, expansion of building use, seating, or hours of operation beyond what is approved until parking compliance is achieved.



**Zoning Map**



1607 Main  
UPOR

Area for proposed  
parking to be located

Ownership map





**Graveled parking area – 1-13-2026**



**Graveled parking area – 1-13-2026**



Gravel parking area with unlicensed vehicles on display – 1-13-2026



Gravel parking area with unlicensed vehicles on display – 1-13-2026



Properties south of 1613 Main 1-13-2026



**Property north of 1613 Main and proposed parking area 1-13-2026**



**Property west across Main from 1607-1613 Main 1-13-2026**

**OLDER PHOTOS FROM 2024 APPLICATION**



**Surface graded. (Photo taken 11-14-24)**



**Surface graded. (Photo taken 11-14-24)**



*Photos that follow were taken in September 2024 prior to grading*



Back side view looking south



Back side view looking west toward building



Northeast corner of property



1607-1613 S. Main





Back of building



Property north of east half of lot



Property east of site (vacant bldg.)



Property south of site



Property south of site



Property north of site



Subway and Convenient store west of site



# 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: Kenny Poindeh

Business Location: (address or lot, block, or nearest intersection) 1607-1613 S. Main

Property/Parcel ID No. \_\_\_\_\_

Size of Property (acres): 1/2 Current Zoning: \_\_\_\_\_ Ward: \_\_\_\_\_

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

Name: Mac S Place Name: \_\_\_\_\_

Address: 1607 S Main St Address: \_\_\_\_\_

Telephone: [Redacted] Telephone: \_\_\_\_\_

Email: [Redacted] Email: \_\_\_\_\_

Fax: \_\_\_\_\_ Fax: \_\_\_\_\_

Who will run the business? \_\_\_\_\_ Number of employees: 2

Number of off-street parking spaces required: \_\_\_\_\_ Number provided: \_\_\_\_\_

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

Will you require a sign? \_\_\_\_\_

Kenny Poindeh  
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 _____	Printed Name _____	Printed Name _____
Owner _____ or Authorized Agent _____			
<small>(Check one)</small>		<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. 8<sup>th</sup> 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?

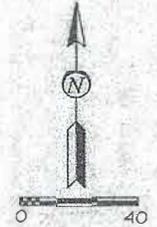
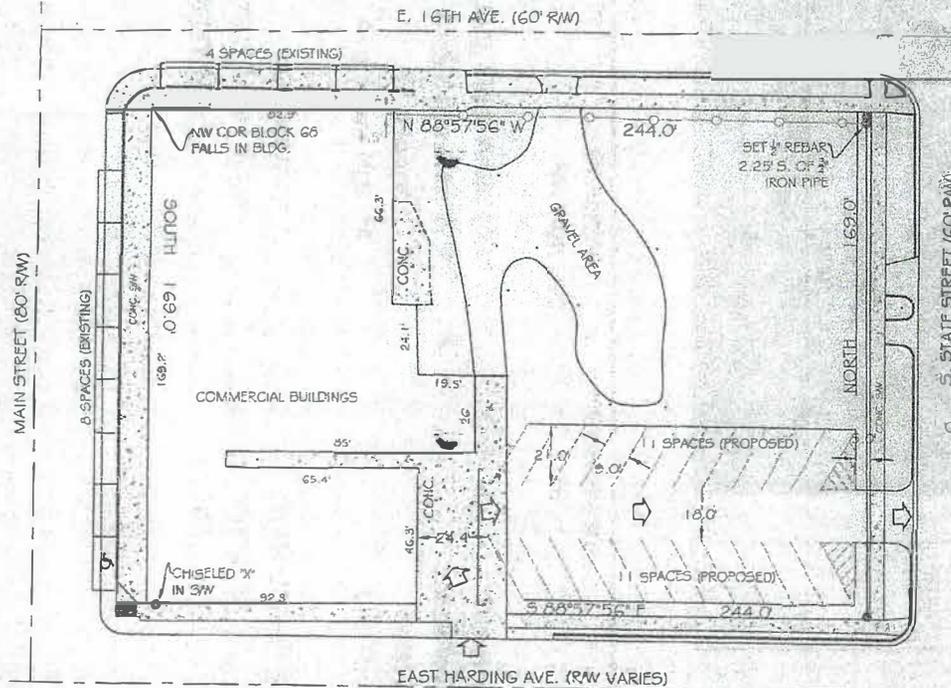
present use Business/ Paints & Furniture

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

Mack's Place

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

Pool hall Bar & Grill



LEGAL DESCRIPTION  
 ALL OF BLOCK SIXTY-EIGHT (60) OF DEXTER HARDING'S ADDITION TO  
 THE CITY OF FINE BLUFF, ARKANSAS, HAVE BEEN LOCATED IN THE  
 SOUTHWEST QUARTER (SW 4) OF SECTION 10, TOWNSHIP 23 NORTH,  
 RANGE 3 WEST OF THE 5TH P.M.

NOTE: IT IS THAT THIS PROPERTY HAS BEEN SURVEYED ACCORDING  
 TO EXISTING MONUMENTS OF THE AREA.

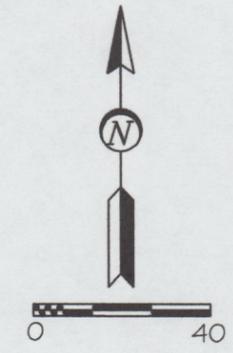
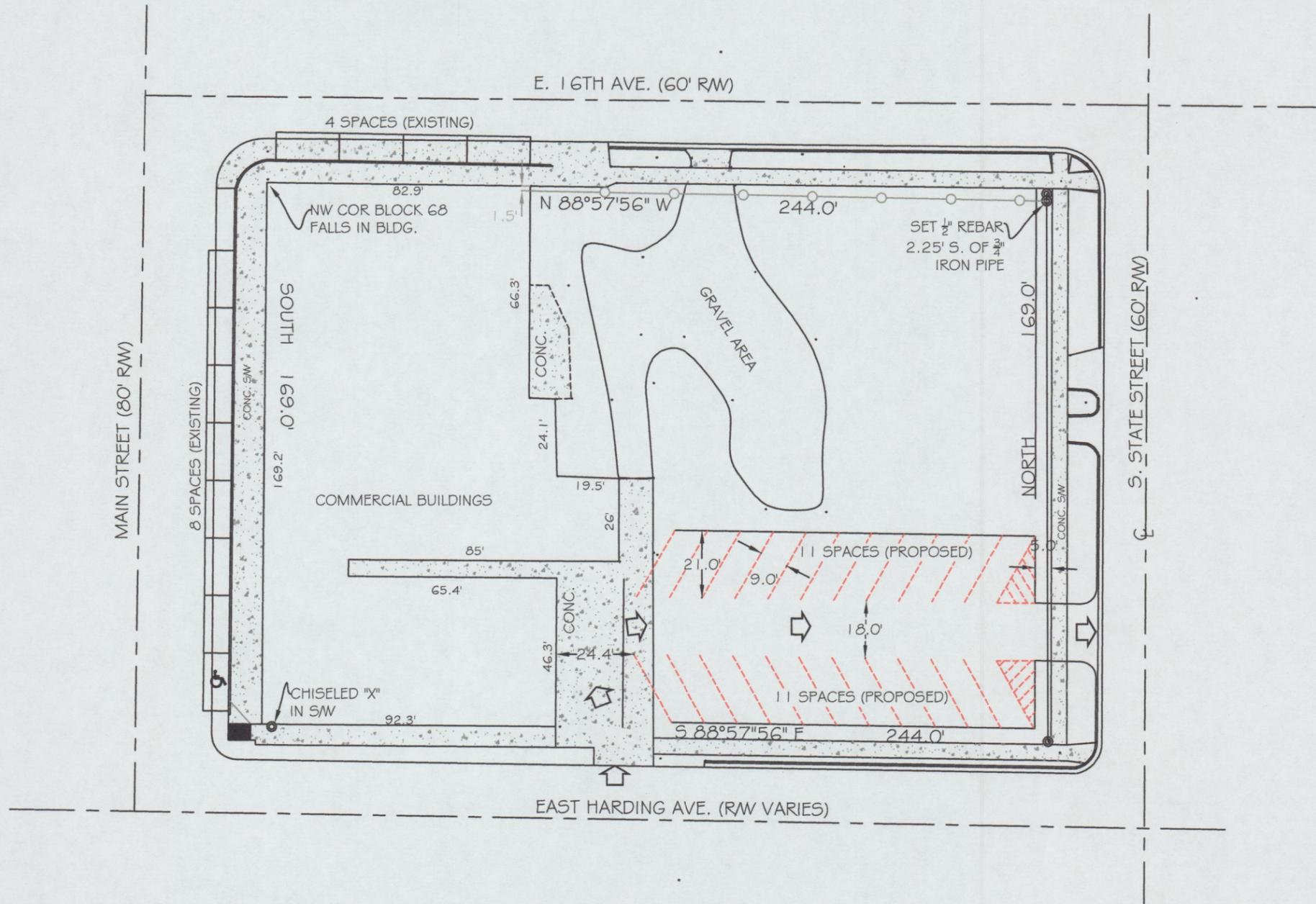
BUILDING SETBACK LINES AND EASEMENTS ARE AS SHOWN ON  
 RECORDED PLAT, IF ANY, ARE SHOWN HERE.



**TAYLOR SURVEYING**  
 P. O. BOX 21415, WHITE HALL, AR. 71612  
 Cell 870-540-6581  
 email address: [REDACTED]

PREPARED FOR:  
 KENNY POINDEXTER  
 SITE PLAN FOR PROPOSED PARKING LOT  
 FINE BLUFF, AR

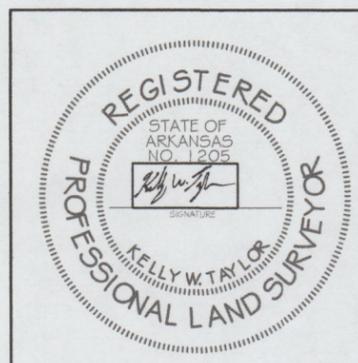
DATE: 08-15-2024      SCALE: 1" = 40'



LEGAL DESCRIPTION:  
 ALL OF BLOCK SIXTY-EIGHT (68) OF DEXTER HARDING'S ADDITION TO THE CITY OF PINE BLUFF, ARKANSAS; SAME BEING LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 9 WEST OF THE 5TH P. M.

I CERTIFY THAT THIS PROPERTY HAS BEEN SURVEYED ACCORDING TO EXISTING MONUMENTS OF THE AREA.

BUILDING SETBACK LINES AND EASEMENTS ARE AS SHOWN ON RECORDED PLAT IF ANY ARE SHOWN HERE.



**TAYLOR SURVEYING**  
 P. O. BOX 21415, WHITE HALL, AR. 71612  
 Office 870-535-7970 - Cell 870-540-6581  
 email address: taylorpls1205@gmail.com

PREPARED FOR:  
 KENNY POINDEXTER  
 SITE PLAN FOR PROPOSED PARKING LOT  
 PINE BLUFF, AR

DATE: 08-15-2024      SCALE: 1" = 40'

**RECOMMENDATION  
TO THE  
PINE BLUFF PLANNING COMMISSION**

**SUBJECT:** Use Permit on Review request to establish an event center at 400 S. Main Street within a B-5, Central Business District zone.

**APPLICANT:** Kendrick Williams, Sr.

**ZONING AND LAND USES:** B-5, Central Business District

ZONING:	North:	B-5, Central Business Dist.	LAND USE:	North:	Vacant Commercial Bldg. – roof gone
	South:	B-5, Central Business Dist.		South:	Church / Religious Use
	East:	B-5, Central Business Dist.		East:	Vacant Lot / Vacant Commercial Bldg.
	West:	B-5, Central Business Dist.		West:	Vacant Commercial Bldg. – boarded up

**History**

- 2009-1-27 - 2221 Olive – Operate Event Center B-3 - Denied
- 2011-1-25 - 2901 Olive – Operate Event Center B-2 - Approved
- 2026-3-3 - 405 University – Operate Multicultural Ctr. w/ Events Approved

**REVIEW**

*Background and Request:* The applicant is requesting approval to establish an Event Center within an existing commercial building located in the B-5 Central Business District (CBD). This area along Fourth Avenue has also been designated as a portion of the Delta Rhythm and Blues Entertainment District by Resolution 4020. The proposed use would allow the facility to host gatherings such as receptions, meetings, reunions, private celebrations, and similar social or community events. The property is currently developed with an existing commercial structure typical of the downtown area and a portion of the overall building has proposed occupancy uses such as office space, barber stations, and retail spaces. The proposal involves utilizing the building for event space rather than constructing a new structure.

Event centers are uses that typically involve scheduled gatherings and periodic increases in occupancy depending on the size and nature of the event. The request is being reviewed to ensure compatibility with the surrounding area and compliance with applicable zoning and operational standards.

Site and Surrounding Area: The subject property is located within the downtown area of Pine Bluff and is zoned B-5 Central Business District. The B-5 district is intended to accommodate a wide range of commercial, service, office, entertainment, and civic uses that support the traditional downtown environment. The surrounding land uses generally include:

- Retail and service businesses
- Restaurants and entertainment establishments
- Professional offices
- Civic and institutional uses
- Other commercial storefronts typical of the downtown district

Residential uses may be allowed as mixed use development and are typically located outside the core downtown district or in upper-story residential units. The property has access to public streets, sidewalks, and municipal utilities consistent with other downtown properties. At present the area contains multiple vacant and structures not suitable for occupancy.

Zoning and Land Use Considerations: The B-5 Central Business District is intended to promote a dense, pedestrian-oriented environment with a mix of commercial and entertainment uses. Uses that generate pedestrian activity and contribute to downtown vitality are generally considered appropriate within this district. Event centers are similar in nature to banquet facilities, meeting halls, and other gathering spaces that are commonly located within downtown areas. Unlike other zoning districts in the city, the B-5 district does not require minimum off-street parking. This reflects the historic development pattern of downtown areas where buildings are constructed close to the street and rely on shared parking resources such as:

- On-street parking
- Public parking areas
- Shared parking among nearby businesses

Therefore, the absence of dedicated off-street parking for the proposed event center does not represent a zoning deficiency. The proposed use will still be required to comply with all applicable building, fire, and occupancy codes, as well as any licensing requirements if alcohol is served.

Site and Operational Impacts: Event centers may generate periodic increases in activity depending on scheduled events. Potential considerations include traffic and parking. Events may result in temporary increases in parking demand. However, the availability of vacant parcels in the downtown area may provide other shared parking opportunities that serve multiple businesses and uses.

Depending on the nature of the events, music or amplified sound may be present. Operations will be subject to applicable city nuisance and noise regulations.

If alcohol is served at events, the operator must comply with all applicable state and local regulations including licensing requirements and coordination with local law enforcement when necessary. Because the proposed use will occur within an existing commercial building in a downtown entertainment and commercial environment, the operational impacts are expected to be similar to other permitted commercial uses in the area.

*Comprehensive Plan and Policy Considerations: The proposed event center is generally consistent with community development goals related to downtown revitalization and economic activity. Adaptive reuse of existing buildings and the introduction of gathering spaces are commonly encouraged in downtown districts because they:*

- *Promote economic activity and local business support*
- *Encourage the use and reinvestment of existing buildings*
- *Increase pedestrian activity and evening use of downtown areas*
- *Provide venues for community events and social gatherings*

*Event centers can complement restaurants, retail establishments, and other service businesses by attracting visitors to the downtown area.*

*Findings and Analysis:* After review of the request and applicable zoning regulations, staff finds the following:

1. The proposed event center is consistent with the range of commercial and entertainment uses typically located within the B-5 Central Business District.
2. Off-street parking is not required within the B-5 district; therefore, the proposal meets zoning requirements related to parking.
3. The downtown environment is designed to accommodate mixed uses, including entertainment and gathering spaces that support economic activity.
4. The proposal utilizes an existing commercial structure, which supports the continued use and maintenance of downtown buildings.
5. Any operational impacts related to noise, security, or occupancy will be addressed through compliance with city ordinances and applicable state regulations.

*Staff Recommendation:*

Staff recommends approval of the request to establish an Event Center within the B-5 Central Business District, subject to the following conditions:

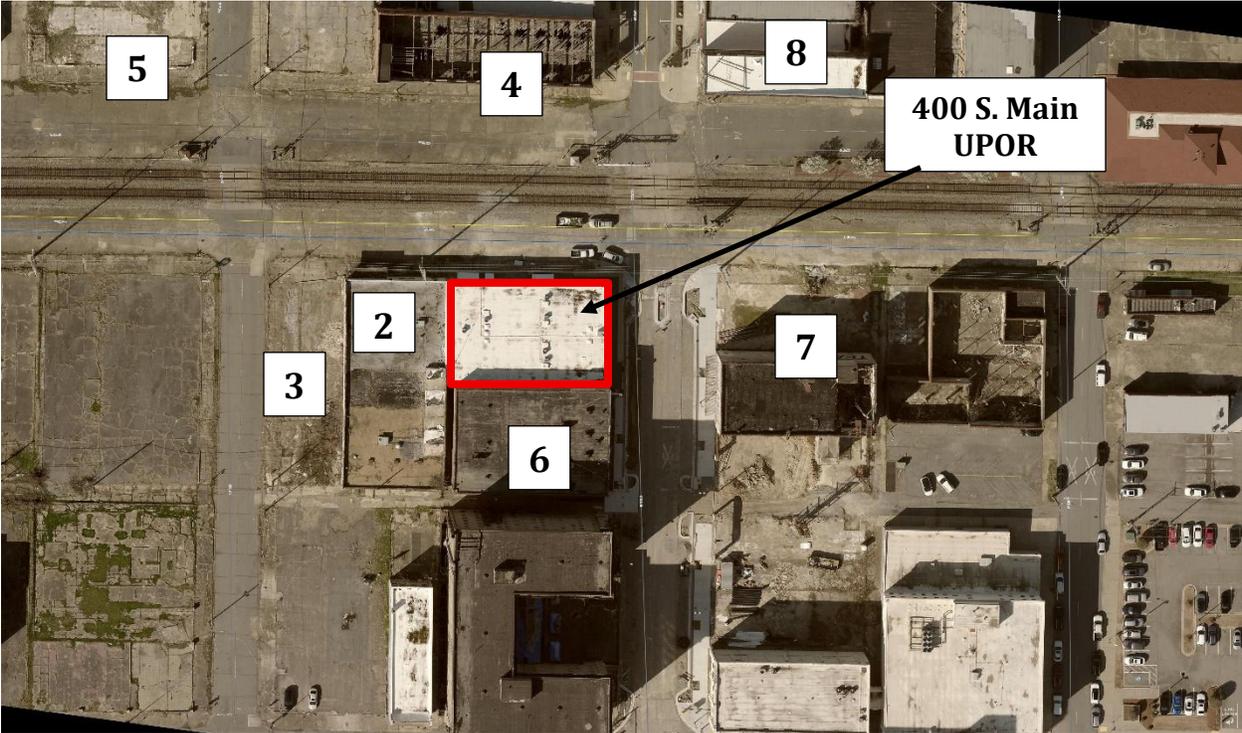
1. The facility shall comply with all applicable building, fire, and occupancy codes including Fire and Inspection approval prior to occupancy.
2. Hours of operation shall comply with zoning ordinance standards currently established as 12 pm midnight unless otherwise approved administratively.
3. Any alcohol service shall comply with state licensing requirements and local regulations.
4. The operation shall comply with all city nuisance and noise ordinances.
5. Any substantial change in use, expansion of the facility, or increase in occupancy beyond permitted limits may require additional review.



Zoning Map



Ownership map



**400 Main – Front View**



400 Main



North side of 400 Main



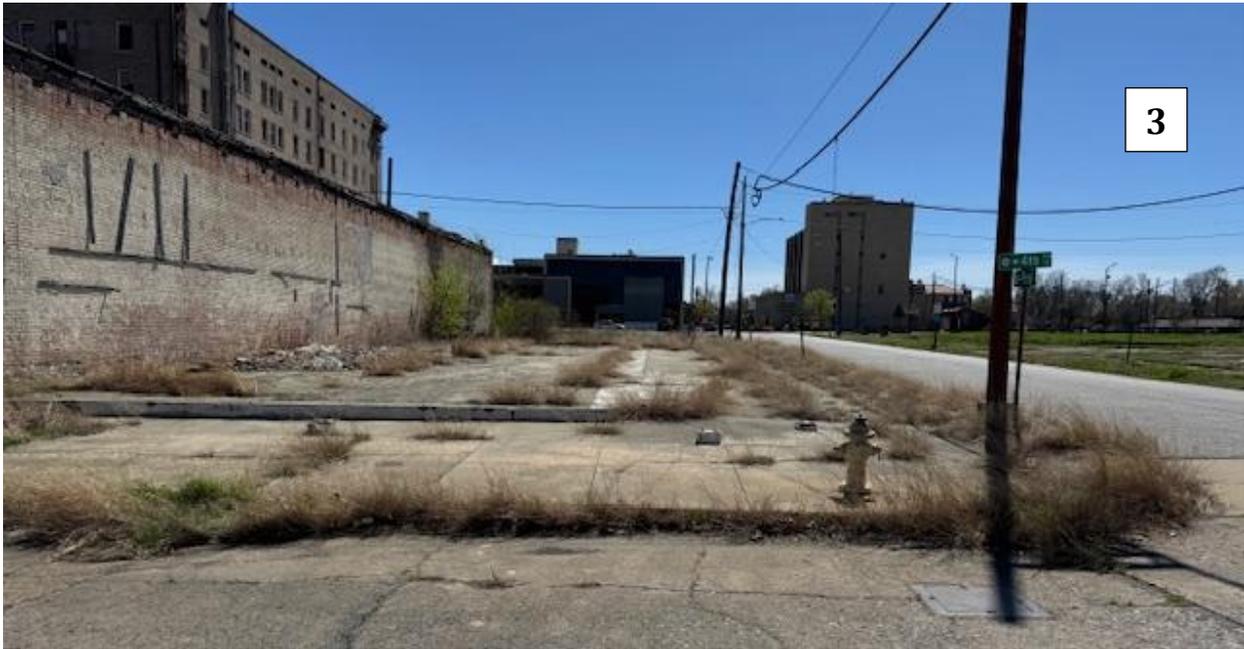
400 Main



**400 Main – Dedicated Entrance for Event Center (Noted in applicant’s statement)**



**Property west and adjoining 400 Main**



SE corner Pine and 4<sup>th</sup>



Property north of 400 Main and on north side of tracks



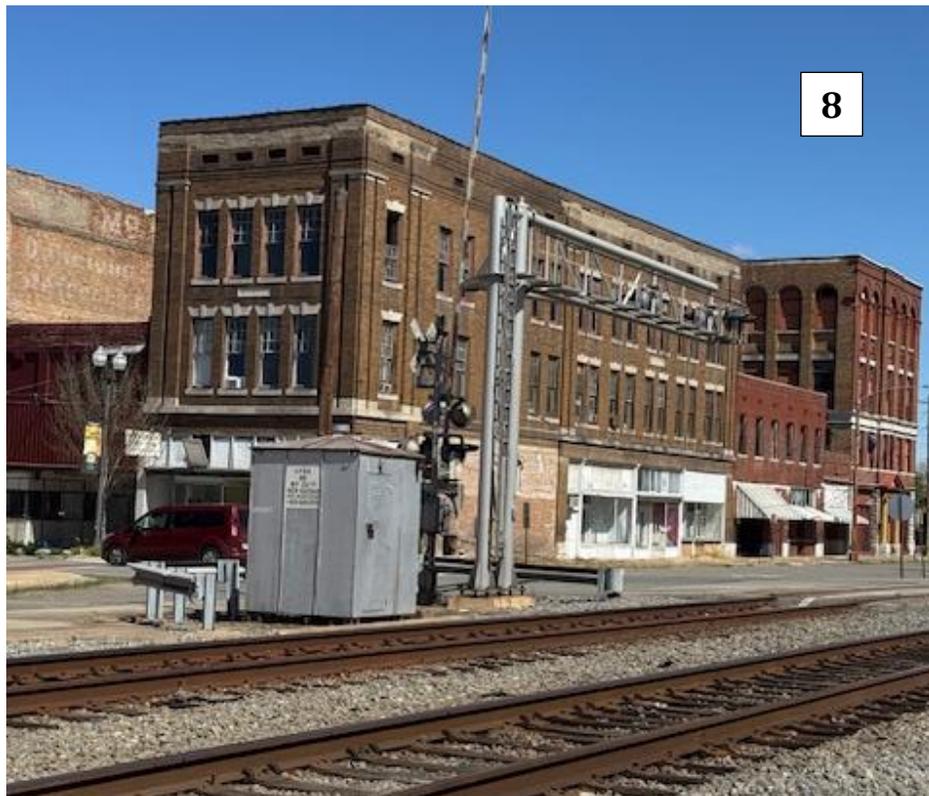
Northwest corner 4<sup>th</sup> and Pine



408 Main – South and adjacent to 400 Main



409 Main – East and across Main



Case No. 20210-304



# 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: Kendrick Williams SR  
POPS Barber/Beauty + more

Business Location: (address of lot, block, or nearest intersection) 400 MAIN ST Pine Bluff AR 71601 Property/Parcel ID No. 930-70363-000

Size of Property (acres): 9100 Sq ft. Current Zoning: B-5 Ward: 1

**Applicant / Business Owner**  
Name: Kendrick Williams SR  
Address: #3 Hillcroft  
Pine Bluff AR 71603  
Telephone: 870-550-0651  
Email: [REDACTED]  
Fax: \_\_\_\_\_

**Property Owner (Must be filled out if different)**  
Name: Kendrick Williams  
Address: 400 Main Street  
Pine Bluff AR  
Telephone: 71601(870) 550-0651  
Email: [REDACTED]  
Fax: \_\_\_\_\_

Who will run the business? Kendrick Williams SR Number of employees: 10

Number of off-street parking spaces required: \_\_\_\_\_ Number provided: Approx 30

Are there any special licenses for your business? \_\_\_\_\_ (explain) Salon  
Barber/Cosmetology Will you require a sign? NO

Kendrick Williams SR 2/10/26  
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>Kendrick Williams SR</u> Signature _____ Date <u>2/10/26</u>	Signature _____ Date _____
Printed Name <u>Kendrick Williams SR</u>	Printed Name _____
Owner <input checked="" type="checkbox"/> or Authorized Agent _____ (Check one)	Owner _____ or Authorized Agent _____ (Check one)

Submission Deadline: \_\_\_\_\_ Expected Planning Commission Meeting Date: \_\_\_\_\_

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

*It is our intention to assist you in making your project a success in a timely manner. Please call if you have any questions or need assistance from the City of Pine Bluff Inspection & Zoning Department, 200 E. 8<sup>th</sup> 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?

Barber/Beauty with event center

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

approval for event center

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

I am writing to request for approval to open an event center in the Downtown area at the address of 400 Main Street. The center will be inside of Pop's Barber/Beauty & more. The center will have a separate entry area with access straight to both bathrooms. No one will have to come thru the Barber/Beauty section to enter center. The center will feature two 75 inch Televisions, meeting tables & chairs, ice machines, and steam table access in a well lit area with plenty of space. There will be no worry about air condition & heat because I've supplied seven brand new air/heat units throughout the whole building. The event center will be also used in community to educate people to buying houses showing people how to make better decisions with money & many other ideas. So that's why I feel that Pine Bluff Needs this center to better our community.

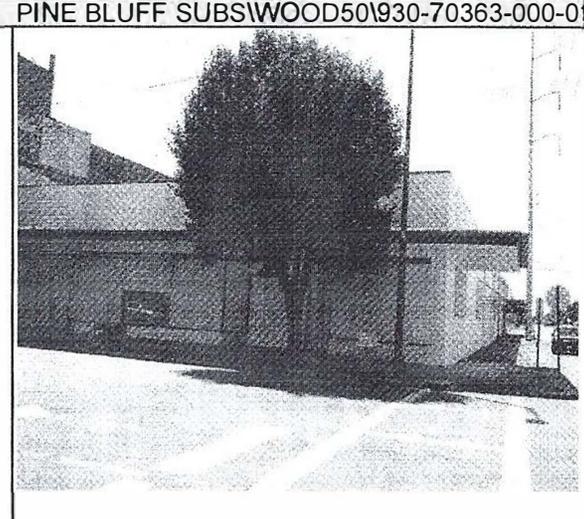
Ownership Description				Assessment Summary					
<b>Name:</b> POPS BARBER & BEAUTY SHOP ENTERPRISE LLC		<b>Type:</b> CI C.Impr		<b>Year</b>	2023	20%	2021	20 %	
400 S MAIN ST		<b>Taxable:</b> N Notallow		<b>Land</b>	13,850	2,770	9,250	1,850	
PINE BLUFF		<b>Neigh:</b> CDWNTN		<b>Bldgs</b>	16,750	3,350	21,100	4,220	
Subd.: WOOD50 WOODRUFF ADD W & S		<b>Owner:</b> 470260		<b>Total</b>	30,600	6,120	30,350	6,070	
S-T-R: 32-05-09		<b>Status:</b> 21		<b>Review Record</b>					
T.D.: 031 3 PINE BLUFF		<b>Block:</b> 063		<b>Date</b>	<b>By</b>	<b>Reason</b>	<b>Land</b>	<b>Buildings</b>	<b>Total</b>
<b>Location:</b> 400 S MAIN ST		<b>Lot:</b> 001		6/26/2023	KGB	RV	13,850	16,750	30,600
<b>Legal:</b> BLK 63, N 1/2 OF LOT 1		<b>City:</b> PINE BLUFF		2/26/2021	BMB	BP	9,250	21,100	30,350
		<b>Map:</b> 050		1/21/21 BMB ADJ REL FOR CONDITON 3%					
		<b>Old PID:</b>		9/25/2018	SDH	RA	9,250	35,150	44,400

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

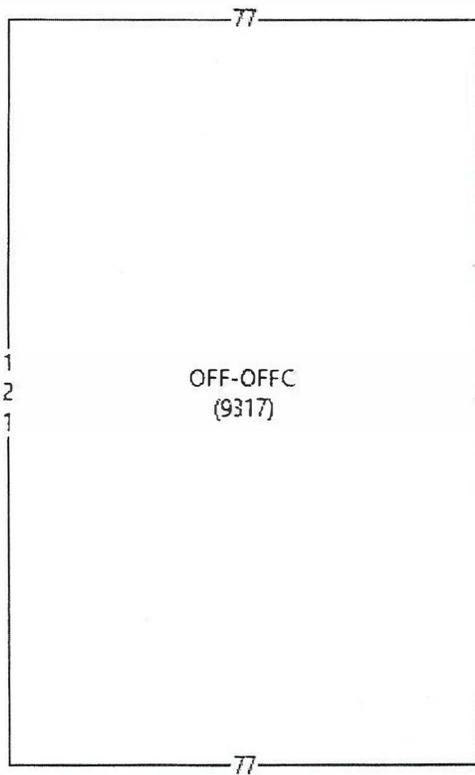
Building Permit Record				
Date	Amount	Purpose	Note	
6/25/2013	15,000	AN Add AltN	1/27/2020 SJK BOARDED UP NO VISIBLE CHANGES	7/1/2013 SDH RA 18,500 10,200 28,700
2/6/2012	2,000	AN Add AltN	1/21/21 BMB STIL SAME NO CAHNGE ADJ REL FOR	7/5/2011 LNT AO 18,500 10,900 29,400
5/18/2011		RV Review	7/5/11 LT CEILINGS DAMAGED OR DESTROYED IN	ADJ VALUE PER REVIEW 2011

Ownership Record				
Date	Book Page/Inst#	Amount	Type	Grantee
4/29/2024	2024R-2784		QC	POPS BARBER & BEAUTY SHOP ENTERPF
6/19/2017	990-582	50,000	WD	WILLIAMS.KENDRICK
11/24/2010	891-493	20,000	WD	ALWAZIR SAMIRAH
10/26/1990	605-598-602	47,000		OPPORTUNITY LAND CORP

Land Record													
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1 %	Adj2 %	Value	NC	HS
	SF	9240.000	9240.000		.000		1.50				13,860		
											77 X 120		



Sketch



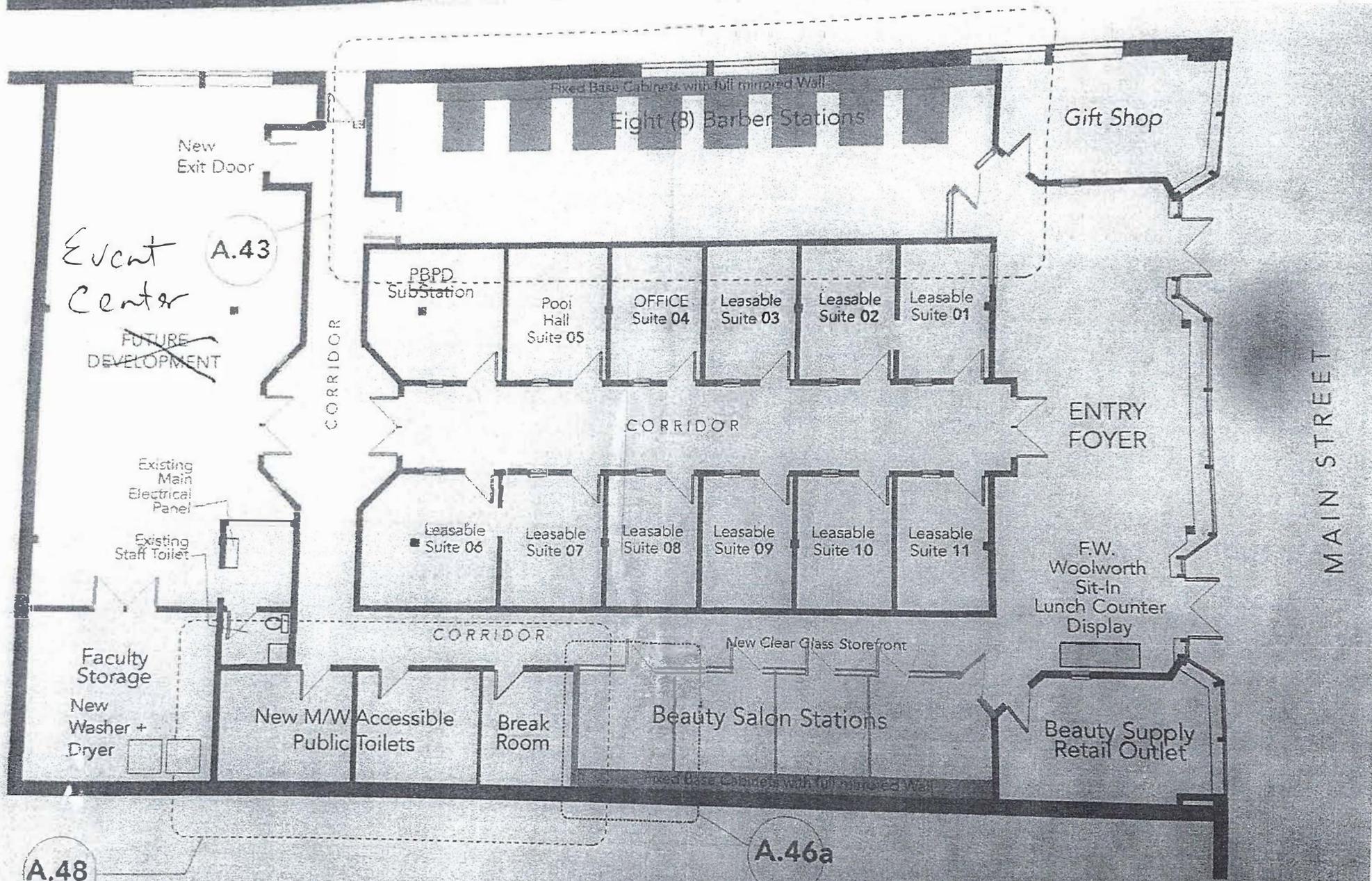
B/S	Occupancy	Area	Perim	Vector
OFF	OFFC	9,317	396	AACU121*77

Comments

2003: SIGN & NYLON CANOPIES N/C

Inspected: LNT 7/8/2019  
Revisited:  
Entered: LNT 7/8/2019  
Printed: 9/8/2025

Contact: PI  
Int. Est?:  
Sk. File:  
Status: 21



Event Center A.43

~~FUTURE DEVELOPMENT~~

Existing Main Electrical Panel

Existing Staff Toilet

Faculty Storage

New Washer + Dryer

New M/W Accessible Public Toilets

Break Room

Beauty Salon Stations

Beauty Supply Retail Outlet

F.W. Woolworth Sit-In Lunch Counter Display

ENTRY FOYER

Eight (8) Barber Stations

Gift Shop

MAIN STREET

Fixed Base Cabinets with full mirrored Wall

BBPD Substation Pool Hall Suite 05 OFFICE Suite 04 Leasable Suite 03 Leasable Suite 02 Leasable Suite 01

Leasable Suite 06 Leasable Suite 07 Leasable Suite 08 Leasable Suite 09 Leasable Suite 10 Leasable Suite 11

New Clear Glass Storefront

Fixed Base Cabinets with full mirrored Wall

A.48

A.46a

# Rehabilitation of 400 South Main Street

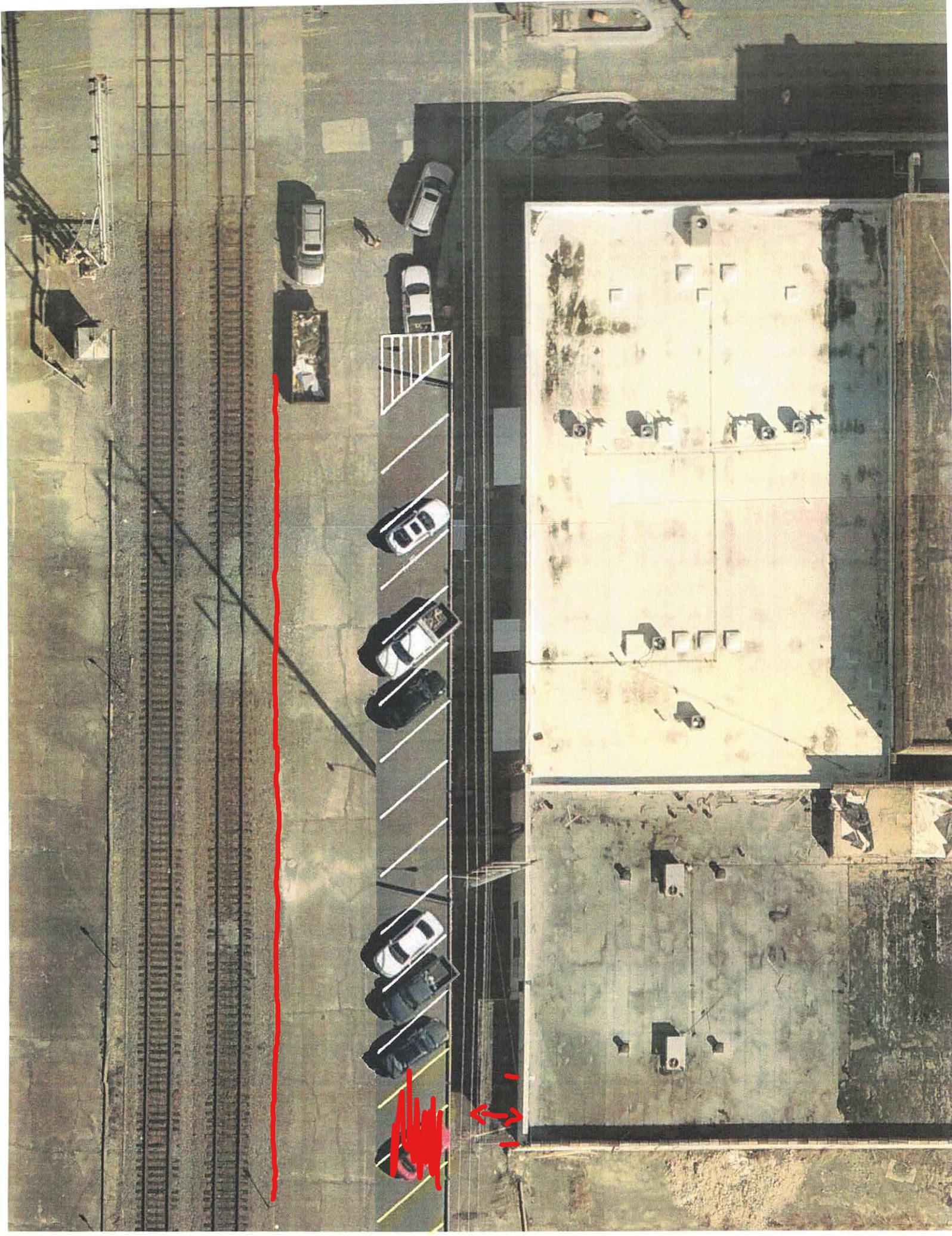
for Kendrick "Pop" Williams, Sr.  
400 South Main Street, Pine Bluff (Jefferson County), AR 71601

Issue Date: November 26, 20

Proposed Ground Floor Plan

Historic Structure Report A.42

Serial Number



**RECOMMENDATION  
TO THE  
PINE BLUFF PLANNING COMMISSION**

**SUBJECT:** Use Permit on Review request to establish a lounge at 3055 W. 28<sup>th</sup> Avenue in a B-2, Shopping Center district.

**APPLICANT:** Rickey Anderson & Jacqueline McGehee

**ZONING AND LAND USES:** B-2, Shopping Center District

ZONING:	North:	I-1, Light Industrial	LAND USE:	North:	Vacant
	South:	B-2, Shopping Center Dist.		South:	Parking Lot / Retail / Service
	East:	B-2, Shopping Center Dist.		East:	Parking Lot / Retail / Service
	West:	B-2, Shopping Center Dist.		West:	Parking Lot / Retail / Service

**History**

2014-9-30	4100 S. Elm	- To establish a lounge		Denied
2015-8-25	801 E. 6 <sup>th</sup>	- To establish a lounge	B-4	Approved
2017-2-28	1614 Brentwood	- To establish a lounge	B-3	Approved
2018-8-28	3710 Camden Rd	- To establish a lounge	B-3	Approved
2020-12-1	3008 W. 24 <sup>th</sup>	- To establish a lounge	B-2	Approved

Multiple lounges approved on Main Street 2014-2025 B-5 & B-3

**REVIEW**

*Background and Request:* The applicant requests approval to establish a lounge within an existing commercial structure located in a B-2, Shopping Center zoning district. The proposed use is intended to provide a social venue offering beverages and limited entertainment, operating primarily during evening hours. The subject property is part of an established shopping center development and is currently vacant (or underutilized), with prior commercial use consistent with the district. The applicant indicates that no significant structural modifications are required beyond interior renovations.

*Site and Surrounding Area:* The subject site is located within a developed commercial corridor characterized by retail stores, restaurants, and service-oriented businesses. The shopping center provides shared access points and internal circulation designed to accommodate moderate to high customer volumes. Surrounding land uses include commercial retail and service uses, mixed commercial uses, commercial corridor development and office uses

The area is generally consistent with the intended function of the B-2 district, serving community-scale commercial needs. Any nearby residential uses appear buffered by distance, roadway separation, or intervening commercial development.

Zoning and Land Use Considerations: The B-2 Shopping Center district is intended to accommodate a range of retail and commercial activities that serve the general public within a unified development. A lounge, depending on local ordinance definitions, may be classified as an entertainment or alcohol-serving establishment, which may require use review approval or special consideration due to its operational characteristics. Key zoning considerations include:

- Compatibility with adjacent tenant mix within the shopping center
- Potential for late-night operations and associated impacts
- Compliance with any spacing requirements from sensitive uses (if applicable)
- Adherence to local alcohol licensing regulations

The proposed use is generally consistent with commercial activity; however, lounges are often considered more intensive due to extended hours, noise potential, and congregation of patrons.

Site and Operational Impacts: The shopping center provides ample off-street parking, exceeding or meeting ordinance requirements for typical retail and commercial uses. The shared parking model is appropriate for mixed-use commercial centers, as peak demand times may vary among tenants.

Operational considerations include:

- **Parking Demand:** Lounge peak hours (evening/night) may complement daytime retail uses, reducing overall conflict.
- **Traffic Flow:** Increased evening traffic is anticipated but is not expected to exceed roadway capacity given existing commercial design standards.
- **Noise and Activity:** Potential impacts from patrons entering/exiting, outdoor congregation, and music should be mitigated through operational controls.
- **Security:** Adequate lighting, surveillance, and on-site management are recommended to ensure public safety.

No adverse parking deficiencies are anticipated; however, the intensity of use warrants attention to site management practices.

Comprehensive Plan and Policy Considerations: The City's Comprehensive Plan supports reinforcement of established commercial corridors, adaptive reuse of existing commercial spaces, Economic development through diversification of business types and efficient use of infrastructure and commercial land. The

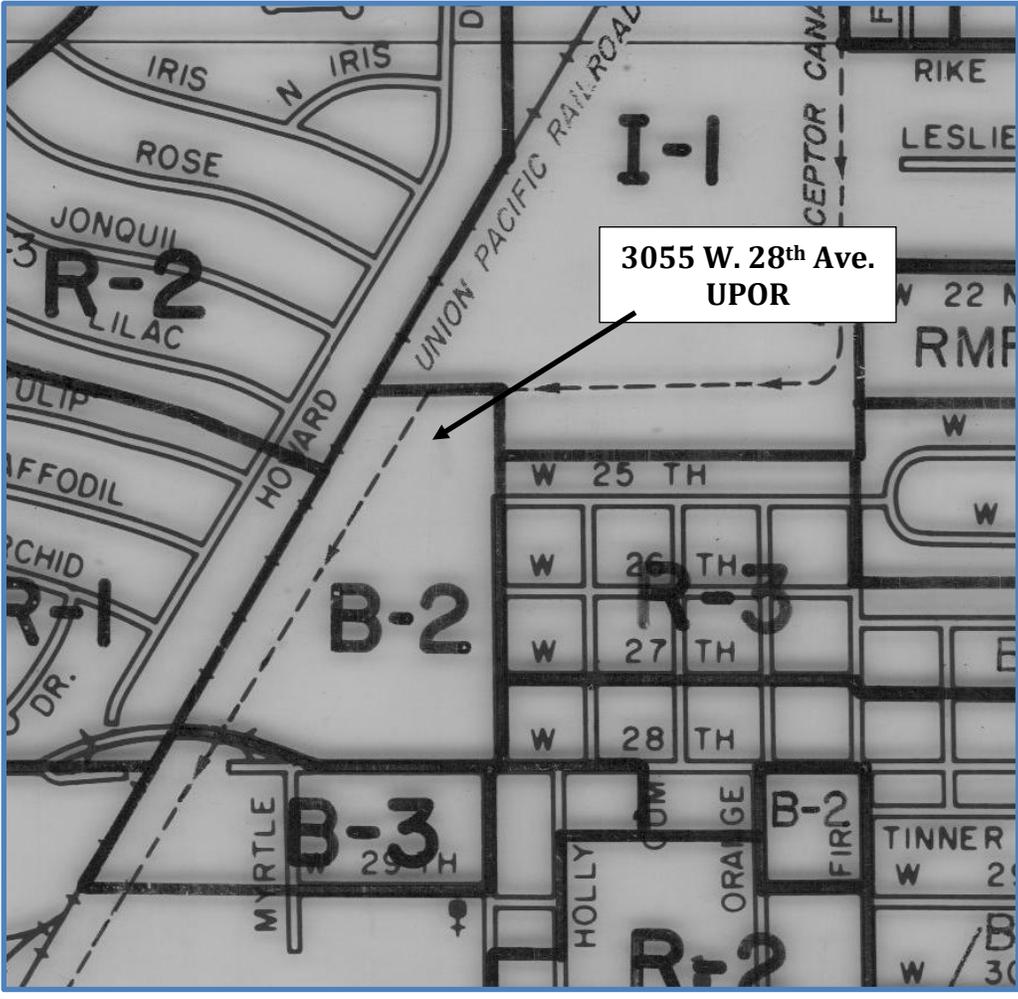
proposed lounge aligns with these policies by activating a commercial tenant space and contributing to the local economy. However, the Plan also emphasizes compatibility with surrounding uses and the mitigation of potential nuisances such as noise, traffic, and late-night disturbances

*Findings and Analysis:* The proposed lounge is generally consistent with the intent of the B-2 Shopping Center district as a commercial and service-oriented zone. The site is adequately designed to accommodate the use, with sufficient parking and established access. The use may introduce moderate operational impacts, particularly related to evening activity, noise, and patron behavior. Surrounding land uses are predominantly commercial, reducing the likelihood of significant incompatibility; however, any nearby residential areas warrant consideration. The request is consistent with the Comprehensive Plan, provided that operational impacts are appropriately managed.

*Staff Recommendation:* Staff recommends approval of the request to establish a lounge in the B-2 Shopping Center district, subject to the following conditions to ensure compatibility and minimize impacts:

1. Establish reasonable operating hours, particularly for late-night activity.
2. Compliance with local noise ordinances; no outdoor amplified music without additional approval.
3. Implementation of adequate lighting, surveillance, and on-site management/security personnel as necessary.
4. Continued maintenance of shared parking areas and clear circulation patterns.
5. All applicable local and state licensing requirements must be met.
6. Fire and Inspection Department approvals with Occupancy Limits visibility located throughout building.

With these conditions, the proposed use is expected to integrate appropriately within the existing shopping center and contribute positively to the commercial vitality of the area.



Zoning Map

**UPOR**

**AGENDA ITEM #4  
3055 W. 28<sup>th</sup> AVENUE  
MARCH 31<sup>ST</sup>, 2026**



**3055 W. 28<sup>th</sup> Ave.  
UPOR**

**Aerial Location Map**



**3055 W. 28<sup>th</sup> Ave.  
UPOR**

**Ownership map**



**3055 W. 28<sup>th</sup>**



**3055 W. 28<sup>th</sup> – View toward front door across parking area**



Physician Clinic located on left side of 3055 W. 28<sup>th</sup>



D'Virtuous Divas Boutique with Police Substation in corner – located on right side of 3055 W. 28th



Arkansas Child Enforcement Offices located down right-side wing of complex



Expanded view of parking area – 3055 W. 28<sup>th</sup> located at top in center

Case No. 2026-200



# 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: The Jazz Note

Business Location: (address or lot, block, or nearest intersection) 3055 W 28th St  
Pine Bluff AR 71603 Property/Parcel ID No. 930-52226-00  
Size of Property (acres): \_\_\_\_\_ Current Zoning: B Commercial Ward: \_\_\_\_\_

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

Name: Rickey Anderson & Jacqueline McCahee Name: \_\_\_\_\_  
Address: 387 Canterbury Ct Address: \_\_\_\_\_  
Pine Bluff AR 71603  
Telephone: 870.377.1797 Telephone: \_\_\_\_\_  
Email: [REDACTED] Email: \_\_\_\_\_  
Fax: \_\_\_\_\_

Who will run the business? owner Number of employees: 2  
Number of off-street parking spaces required: NA Number provided: \_\_\_\_\_  
Are there any special licenses for your business? yes (explain) Alcohol, Beer and  
wine Will you require a sign? yes

[Signature] MSgt USMC (Ret) Dr. Jacqueline McCahee, PhD 2/25/26  
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>Heidra Burrell</u> Signature <u>Heidra Burrell</u> Printed Name Owner _____ or Authorized Agent _____ (Check one)	<u>2/25/26</u> Date	_____ Signature _____ Printed Name Owner _____ or Authorized Agent _____ (Check one)	_____ Date
---	------------------------	---	---------------

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**



# PERMIT PAYMENT

## Inspection & Zoning Department

200 E. 8<sup>th</sup> Avenue, Suite 101, Pine Bluff, AR 71601

Phone (870) 730-2020 Fax (870) 730-2170

Email: [inspectionandzoning@cityofpinebluff-ar.gov](mailto:inspectionandzoning@cityofpinebluff-ar.gov)

PERMIT # 2026-200

PERMIT # \_\_\_\_\_

PERMIT # \_\_\_\_\_

PERMIT TECH: LH DATE: 2/26/20

OWNER: Rickey Anderson

CONTRACTOR: \_\_\_\_\_

CONTACT NUMBER: 377-1997

CONTACT NUMBER: \_\_\_\_\_

PROPERTY ADDRESS: \_\_\_\_\_

COMMENT: \_\_\_\_\_

3055 W. 28<sup>th</sup> Ave

WPOE - Lounge

✓	DESCRIPTION OF WORK	NOTES	AMOUNT
	BUILDING PERMIT		
	CONSTRUCTION SURCHARGE		
	ELECTRICAL PERMIT		
	PLUMBING PERMIT		
	HVAC PERMIT		
	MOVING PERMIT		
	ZONING PERMIT		
	SIGN PERMIT		
✓	UPOR APPLICATION	<u>2 WPOE</u>	<u>85<sup>00</sup></u>
	VARIANCE APPLICATION		
	REZONING APPLICATION		
	STREET/ALLEY CLOSING APPLICATION		
	APPEAL APPLICATION		
	PLAN REVIEW		
	EXISTING BUILDING INSPECTION ○ Business ○ Local ○ Outside Jefferson County		
	STORMWATER		

Make all checks payable to City of Pine Bluff

TOTAL 85<sup>00</sup>

THANK YOU

### FOR CITY COLLECTOR'S USE ONLY

Method of Payment: Cash  Check # 127 X 1083 Initials: AW Date: 2-26-2020

**Ownership Description**

Name: JACKSON & EMERSON LLC

3206 W 28TH AVE

PINE BLUFF

AR 71603

Subd.: REGE40 REGENCY SQUARE S/D

S-T-R: 17-06-09

Acres: 9.11

T.D.: 031 3 PINE BLUFF

Location: 3003-3141 W 28TH AVE

Legal: TRACTS II & V

Type: CI C.Impr  
Taxable: N Notallow  
Neigh: CPBSEC

Owner: 449619

Status: Tax Status:

Block: Lot: 002

City: PINE BLUFF

Map:

Old PID:

**Assessment Summary**

Year	2023	20%	2018	20%
Land	259,900	51,980	131,900	26,380
Bldgs	2,277,450	455,490	2,087,850	417,570
<b>Total</b>	<b>2,537,350</b>	<b>507,470</b>	<b>2,219,750</b>	<b>443,950</b>

**Review Record**

Date	By	Reason	Land	Buildings	Total
6/26/2023	KGB	RV	259,900	2,277,450	2,537,350
9/25/2018	SDH	RA	131,900	2,087,850	2,219,750
PER ACD REVALUE COMMERCIAL					
6/29/2018	SDH	RA	396,850	2,087,850	2,484,700
7/1/2013	SDH	RA	396,850	1,370,400	1,767,250
8/18/2008	SDH	AO	396,850	1,537,350	1,934,200
ADJ VALUE PER REVIEW -30% FOR VAC					
6/25/2008	RCP	RA	396,850	2,253,150	2,650,000

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

**Building Permit Record**

Date	Amount	Purpose	Note
1/20/2012	27,000	AN Add AltN	3/18/15 KM NOTHING VISIBLE \$ OK
1/21/2011	85,000	AN Add AltN	2/24/12 LT REMOD FOR OFFICE OF CHILD SUPPORT
1/12/2009	4,200	SI Signs	4/5/10 KM \$ OK

**Ownership Record**

Date	Book	Page/Inst#	Amount	Type	Grantee
1/14/2022	2022R	3266	3,100,000	WD	JACKSON & EMERSON LLC
5/22/2014	942	062	1,500,000	WD	HMS PROPERTIES & DEVELOPMENT LLC
3/7/1997	676	233		WD	SIZEMORE PROPERTIES LLC
5/20/1996	666	273		WD	SIZEMORE THURMAN H ET AL

**Land Record**

Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1	%	Adj2	%	Value	NC	HS
	SF	396832.000	43560.000		.000		1.10						259,879		
			353272.000				0.60						TRACT II 7.28 AC & T		

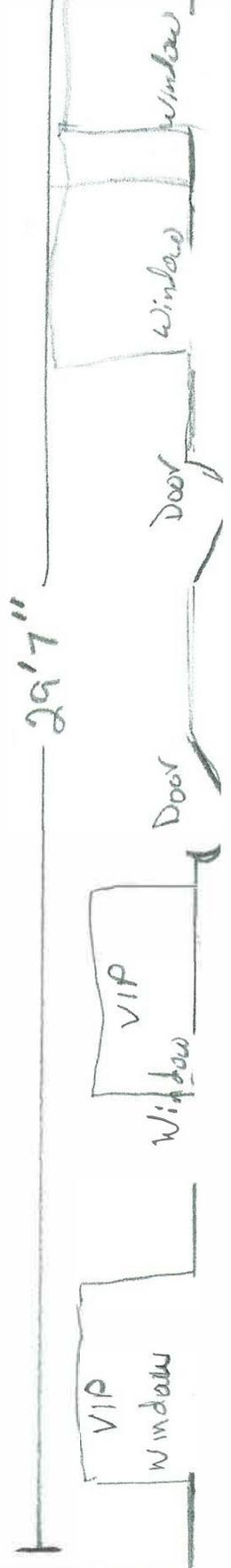
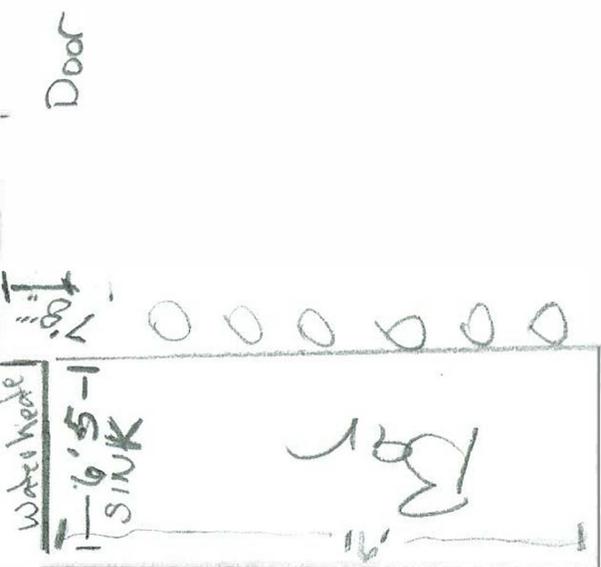
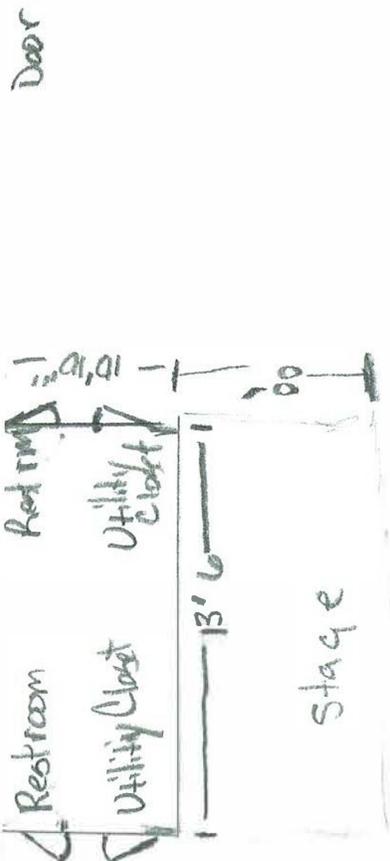
PINE BLUFF SUBS\REGE40\930-52226-000-01



TRACT II 7.28 AC & TRACT V 1.83 AC

Total: 259,900





*“The Jazz Note”*  
*“Where Wine Meets Rhythm”*

**Prepared For: The City of Pine Bluff, Arkansas**

**Prepared By: Rickey Anderson**  
**and**  
**Jacqueline McGehee / Owners**

**Business Location: Pine Bluff, Arkansas**

**Date: January 2026**

## **Business Plan Community Jazz Bar**

**Name:** The Jazz Note

**Location:** Pine Bluff

**Startup Budget:** Under \$150,000

**Concept:** Neighborhood Jazz Lounge

### **Concept Overview**

#### **Positioning**

A welcoming, affordable, community-centered live jazz lounge that highlights:

- Local musicians
- Southern culture
- Craft cocktails + comfort small plates
- A safe, mature nightlife option

#### **Market Reality – Pine Bluff Strategy**

Pine Bluff:

- Population ~40,000
- Strong church & community culture
- Limited upscale nightlife competition
- Deep musical heritage (Arkansas Delta influence)

Advantages:

- Low commercial rent compared to Little Rock
- Opportunity to become *a* live music venue in town

#### **Budget Breakdown (Under \$20K Model)**

Here's a realistic lean startup structure:

Category	Estimated Cost
Lease & Deposit	\$1,650.00
Renovation (paint, lighting, stage)	\$500
Sound System & Basic Lighting	\$2,464
Bar Equipment	\$500

Licenses & Permits	\$?
Initial Liquor Inventory	\$1,500
Marketing Launch	\$250
Working Capital (3 months cushion)	\$10,000
<b>Total</b>	<b>~\$17,364</b>

## **Revenue Model (Realistic for Pine Bluff)**

**Capacity Target: 30–50 guests**

**Open: Wednesday–Saturday (start lean)**

**Average Guest Spend:**

- \$20–\$30 per person (drinks + light food)

If we average:

- 25 guests per night
- 4 nights per week
- \$25 average spend

**Weekly Revenue: \$2,500**

**Monthly Revenue: ~\$10,000**

After expenses, realistic net profit:

- \$6,050 a month once stable

Year 1 will be about consistency and brand building.

## **Menu Strategy (Keep It Profitable)**

**Drinks (70% of revenue)**

Focus on:

- Simple craft cocktails
- Premium whiskey options
- Wine by the glass
- Beer (local + domestic favorites)

Signature Ideas:

- “Delta Blue”
- “Pine Bluff Swing”
- “Midnight in Jefferson County”

Karaoke

- Line Dance

### **Food (Simple & Profitable)**

- Sliders
- Cheese bites and Crackers
- Charcuterie trays
- Flatbreads
- Vegetable Tray
- Fruit Tray
- Mini Cold Dessert

### **Entertainment Strategy (Cost Controlled)**

- Local jazz trios instead of large bands
- \$300–\$600 per Live performance event
- Karaoke
- Blues & Line Dance nights

### **Potential partnerships:**

- Churches with musicians
- Local Bands and solo entertainment
- Community arts organizations

### **Marketing Plan (Small City Strategy)**

In Pine Bluff, relationships matter more than ads.

### **Our Focus:**

- Facebook (critical for local audience)
- Church bulletins & community boards
- Word of mouth
- Local radio interviews
- Opening night VIPs (pastors, business owners, city officials)

### **Host:**

- 30+ night
- Couples Date Night
- Jazz & Poetry
- Sunday Jazz Brunch (Cater)

## **Biggest Risks**

### **Risk: Low turnout early**

Solution: Grand opening weekend + consistent programming

### **Risk: Cash flow**

Solution: Start with only 4 nights open

### **Risk: Younger crowd not attending**

Solution: One "Line Dance & Blues Night Weekly"

## **3-Year Growth Plan**

Year 1:

- Establish brand
- Break even
- Build loyal base

Year 2:

- Add 1–2 extra nights
- Add brunch
- Private rentals

Year 3:

- Expand space or open second concept in Little Rock

## **What Makes This Work in Pine Bluff?**

*we*  
~~we~~ are not competing with:

- Little Rock nightlife scale  
You are becoming the ONLY consistent jazz venue in town.

**CITY OF PINE BLUFF PLANNING COMMISSION**

**PROPOSAL FOR *THE JAZZ NOTE***



**3055 W 28<sup>TH</sup> AVE, PINE BLUFF, AR 71603**

**Rickey Anderson and Jacqueline McGehee, *PhD***



**870-377-1997 or 501-831-3827**

**FEBRUARY 25, 2026**

To: Pine Bluff Planning Commission

Re: Proposal for Jazz Lounge – 3055 W. 28th Avenue, Pine Bluff, AR 71603

Dear Members of the Planning Commission,

We are respectfully submitting this statement to formally present our request regarding the property located at 3055 W. 28th Avenue in Pine Bluff, Arkansas.

**Current Use of the Property:**

The property is currently being used as a commercial space. It is situated in an area that supports business activity and has previously accommodated commercial operations consistent with neighborhood development.

**Proposed Use:**

We are seeking approval to establish a **Jazz Lounge** at this location. Our vision is to create a safe, upscale, and welcoming environment designed primarily for mature adults who are looking for a relaxing atmosphere after a long day’s work.

The proposed Jazz Lounge will:

- Feature live jazz and soft contemporary music at moderate, controlled sound levels
- Provide a comfortable indoor seating environment
- Operate during reasonable evening hours
- Maintain compliance with all city ordinances, licensing requirements, and safety regulations
- Ensure proper security measures to promote a safe and orderly establishment

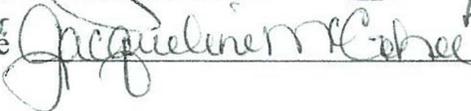
Our goal is to contribute positively to the Pine Bluff community by offering a culturally enriching venue that promotes music, social connection, and responsible entertainment. We believe this establishment will enhance the local business environment, provide employment opportunities, and create a refined entertainment option for residents.

We are committed to working closely with city officials and neighboring businesses to ensure this project aligns with community standards and expectations.

Thank you for your time and consideration. We respectfully request approval of this proposal and welcome the opportunity to answer any questions or provide additional information as needed.

Sincerely,

Rickey Anderson  MSgt USMC (Ret) Date 2/25/2026

Jacqueline McGehee  PhD Date 2/25/20

The Jazz Note

**SITE PLAN — 3055 W. 28th Avenue, Pine Bluff, AR 71603**

**Property Identification**

**Property Address:**

3055 W. 28th Avenue, Pine Bluff, AR 71603

**Property Owner:**

*Mrs. Kendra Burrell*

**Parcel Number:**

*930-52226-000*

**Zoning District:**

*Commercial B*

**Existing Conditions:**

Property boundary lines with dimensions (Included in the attachments).

**Adjacent street names:**

The principal adjacent street names in the immediate area include:

- **W 28th Avenue** — the primary street the property is located on, running east-west through this portion of Pine Bluff.
- **S Camden Road** — a major north-south arterial street intersecting W 28th Avenue near to the east.
- **S Apple Street** — another cross street in the vicinity of W 28th Avenue.
- *S Catalpa Street - another cross street.*

**Location of existing building:**

The location of the existing building is located at 3055 W. 28<sup>th</sup> Ave. Pine Bluff, AR 71603

**Driveways / entrances / curb cuts**

Entrance and Exit from S. Catalpa Street



Entrance and Exit from the Parking Lot



First Entrance and Exit from W28th Street



Second Entrance and Exit from W28th Street



Parking areas and number of spaces.

There are 346 parking spaces.



Utilities:

Gas  
Water meter



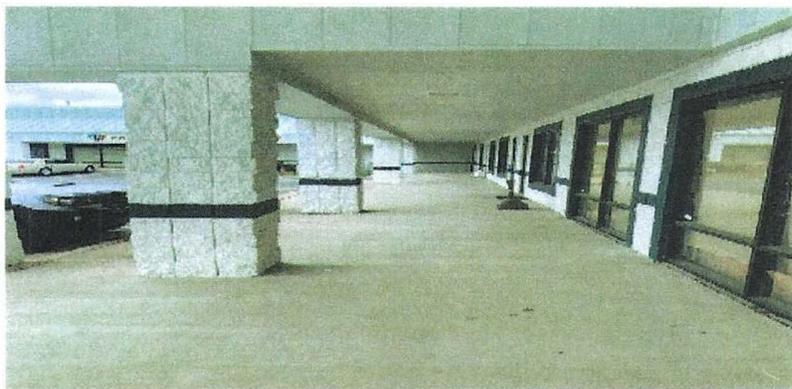
Water Meter  
Sewer line



Electric



**Sidewalks**



**Easements**



**Right-Away**



**Adjacent land uses and businesses**













**Adjacent Homes:**



**Adjacent Lots:**



**3. Proposed Development or Use**

**Proposed Use:**

Jazz Lounge

**Hours of Operation:**

Wednesday-Friday 5:00 pm-9:00 pm

Sat-Sun 6:00pm-12:00am

**Estimated Occupancy:**

100 patrons

**Site Improvements**

**The Jazz Note** will include a designated outdoor seating area as part of our overall establishment plan. The outdoor seating area will be designed to complement the atmosphere of The Jazz Note, providing guests with a comfortable and inviting space to enjoy food, beverages, and live jazz ambiance.

Seating will be arranged in an organized manner to ensure pedestrian accessibility, compliance with city codes, and adherence to all safety and occupancy regulations.

We are committed to maintaining a clean, safe, and respectful environment. The outdoor area will be properly maintained, monitored by staff, and operated in accordance with all local ordinances regarding noise levels, operating hours, and public safety requirements.

**Outdoor seating and Patio/landscape areas:**



**Trash/recycle enclosure location**



### **Signage location and size**

At this time, *The Jazz Note* does not yet have exterior signage installed. However, we are in the process of designing a sign that will complement the character of our establishment and the surrounding area in Pine Bluff.

Once finalized, we will submit any required applications and obtain the necessary approvals and permits prior to installation. We are committed to ensuring that all signage complies fully with City regulations and zoning requirements.



### **Lighting locations**

The parking lot is well lit to ensure the safety and visibility of patrons and staff. Several strategically placed spotlights illuminate the parking areas, drive lanes, and pedestrian paths of travel, providing consistent lighting throughout the evening hours of operation. The lighting is designed to enhance security, improve visibility for vehicles and pedestrians, and support a safe and welcoming environment for all guests.

Light #1



Light #2



Light #3



Light #4



**Light #5**



**Accessible Parking Spaces:**

There are several accessible parking spaces, and van-accessible spaces leading up to the entrance of the venue with an access aisle next to building. It will be identified with appropriate signage.



**ADA path of travel:**

There is an accessible path to the venue from the parking lot.



**ADA path of travel:**

There are accessible railings to the venue from the parking lot.



**ADA Handicap accessible parking available.**

There are several Handicap parking slots available throughout the entire parking lot.



**Parking Lot and Parking Spaces on site and street layout**



## Utilities & Infrastructure

- **Water Service:** shown on page 6
- **Sewer Connection:** shown on page 7
- **Stormwater Drainage:** The Storm water drainage is flowing from the North to the center of the parking lot.
- **Electrical Service:** shown on page 7

## Notes & Compliance

We understand the importance of operating in full compliance with all applicable municipal requirements, and we are fully committed to adhering to all the City of Pine Bluff codes and ordinances. This includes, but is not limited to, zoning regulations, building codes, fire safety standards, occupancy limits, health regulations, noise ordinances, signage requirements, parking regulations, and all licensing and permitting requirements. We will ensure that the property is maintained in a safe, clean, and orderly condition and that all operations of the proposed Jazz Lounge are conducted in a manner that respects neighboring properties and the surrounding community. We are prepared to work closely with city officials and inspectors to ensure ongoing compliance and to promptly address any concerns that may arise.

### **All improvements will meet ADA and fire safety requirements.**

All proposed improvements to the property will fully comply with the requirements of the Americans with Disabilities Act (ADA) and all applicable fire safety codes. The facility will include accessible parking spaces, an accessible entrance, proper door clearances, compliant restroom facilities, and an unobstructed path of travel throughout the establishment to ensure equal access for all patrons. In addition, the building will meet all fire safety standards, including clearly marked exits, emergency lighting, illuminated exit signage, fire extinguishers, and occupancy limits as required by the Fire Marshal. Any required inspections will be completed prior to opening, and we will work closely with city officials to ensure the property meets or exceeds all ADA and fire safety regulations.

### **Noise will be controlled within permitted limits.**

We are committed to ensuring that all sound generated from the Jazz Lounge remains within the noise limits permitted by city ordinance. Music and entertainment will be maintained at controlled volume levels, during any live performance conducted indoors/outdoors. The doors will remain closed while music is playing except for normal entry and exit. Our goal is to provide an enjoyable atmosphere for patrons while respecting neighboring businesses and residents and maintaining full compliance with all applicable noise regulations.

**Exterior lighting will be shielded and directed downward.**

All exterior lighting will be fully shielded and directed downward to minimize glare and prevent light spillover onto adjacent properties. Fixtures will be positioned and angled to illuminate only the intended areas, including parking and pedestrian pathways, while maintaining compliance with local lighting and safety standards in Pine Bluff. This approach supports visibility and security while being respectful of neighboring businesses and residences.

**The uses of adjoining property**

The adjoining properties surrounding 3055 W. 28th Avenue consist primarily of commercial and mixed-use establishments consistent with the existing business corridor along W. 28th Avenue. Nearby properties include retail businesses, service establishments, and other commercial operations that serve the surrounding community. The area is developed with uses that generate regular daytime and evening activity, vehicular traffic, and customer visits typical of a commercial district. The proposed Jazz Lounge is consistent with the character of the surrounding properties and is not expected to negatively impact adjacent uses, as it will operate in a controlled, professional manner and in compliance with all applicable city regulations.

**Any additional information needed by staff because of conditions peculiar to the development. Other supporting documentation required with a returned application:**

If there are any additional conditions or requirements specific to this property or development, we are fully prepared to provide any further information requested by staff. We understand that certain site characteristics, surrounding land uses, traffic patterns, infrastructure capacity, or other unique factors may require additional documentation or clarification. We are willing to submit supplemental plans, studies, or operational details as needed to address any concerns and to ensure that the proposed development meets all city standards. Our intent is to cooperate fully with city staff and provide transparent, thorough information to facilitate a complete and efficient review process.

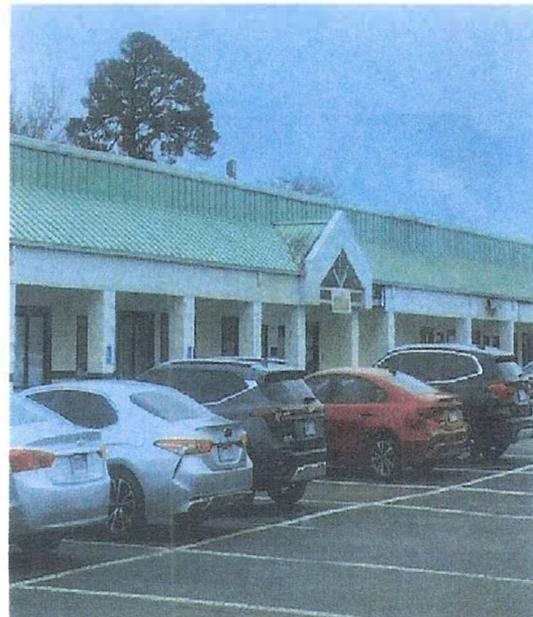
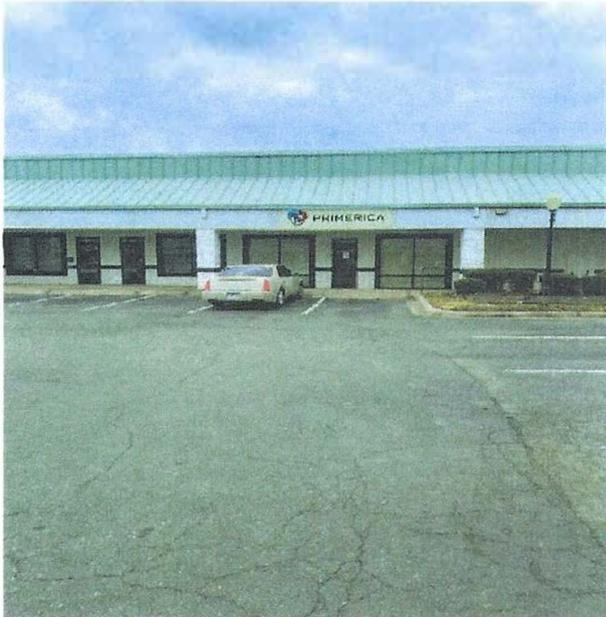
**Property Summary sheet for the subject property.**

(Please see attached documents)

Property Summary sheets for each adjoining property, including those properties across the street(s) from the subject property.

(Please see attached documents)

Postage will be applied for each adjoining property owner. The zoning official will mail notice of the request and meeting date to each adjacent property owner.



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

For the property at **3055 W 28th Ave, Pine Bluff**, the commercial listings in the surrounding shopping center area indicate that nearby business used to be a book store, which was commercially zoned for retail shopping center properties and **commercial** use.

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

We are requesting that the property be zoned to allow for **commercial entertainment use**, consistent with zoning classifications that permit restaurants, bars, lounges, or similar adult-oriented entertainment establishments. This zoning will ensure compliance with City of Pine Bluff regulations for operating hours, parking requirements, accessibility, and safety standards while maintaining compatibility with surrounding commercial properties.

**Narrative explaining the reason for the request and described the proposed use.**

**Purpose of The Jazz Note**

To the City of Pine Bluff,

The Jazz Note is being established as an upscale, yet welcoming jazz lounge designed to provide quality live music, cultural enrichment, and a safe social gathering space for the community. Our purpose is to create an environment that celebrates jazz and live entertainment while supporting local musicians, encouraging tourism, and contributing positively to the economic vitality of Pine Bluff.

The Jazz Note will operate as an **adults-only venue, serving guests ages 30 and up**. This age policy is intended to cultivate a mature, relaxed, and refined atmosphere consistent with the style of music and overall experience we aim to provide. By maintaining this standard, we seek to ensure a sophisticated environment that aligns with our brand and promotes responsible enjoyment.

We are committed to operating responsibly, maintaining high standards of safety and compliance, and being respectful neighbors within the community. Our goal is to enhance Pine Bluff's cultural landscape by providing a venue that promotes the arts, supports local talent, and offers residents and visitors a refined entertainment option that reflects pride in our city.

Thank You

**RECOMMENDATION  
TO THE  
PINE BLUFF PLANNING COMMISSION**

---

**SUBJECT:** Use Permit on Review request to build and establish a fire training burn building at the fire department’s fire training site. The property is located at 3216 W. 7<sup>th</sup> Avenue and is zone R-3, Residential.

**APPLICANT:** Fire Chief Randy Compton

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

ZONING:	North:	R-3, Residential	LAND USE:	North:	Vacant
	South:	R-3, Residential		South:	County Road Department
	East:	R-3, Residential		East:	Vacant / Sf Residential
	West:	R-3, Residential		West:	County Road Department

**History**

No similar request made within city limits.

**REVIEW**

*Background and Request:* The applicant, a municipal department of the City of Pine Bluff, is requesting approval of a Use Permit on Review to construct and operate a fire training burn facility on an existing one (1) acre fire training property currently zoned R-3 Residential. The proposed facility will be used for controlled, periodic live-fire training exercises conducted by fire personnel. The request is not based on a prohibited use, but rather on a procedural requirement within the zoning ordinance mandating that governmental and municipal department uses be subject to Planning Commission review to ensure transparency, public input, and compatibility with surrounding land uses. The site is already established as a training property, and the request seeks to formalize and expand its function to include a designated burn structure and associated training activities.

*Site and Surrounding Area:* The subject property consists of approximately one (1) acre and is currently utilized for fire training-related activities. The site is located within an R-3 Residential zoning district, which is typically intended to accommodate moderate-density residential development, including single-family and duplex family uses. Surrounding land uses include residential and/or institutional uses, and other governmental uses as well as vacant and unkept

properties. The surrounding area is characterized primarily by declining. Although the nearest residence is approximately 200 feet from the proposed operation site, the proximity of residential structures raises considerations regarding noise, smoke, safety, and operational frequency.

Zoning and Land Use Considerations: The R-3 Residential district does not typically permit active training facilities involving live-fire exercises by right. However, municipal and governmental uses may be considered through a Use Permit on Review process, allowing case-by-case evaluation. Key considerations include:

- **Public Purpose:** The proposed use serves a critical public safety function by providing necessary training for fire personnel.
- **Compatibility:** While the use is institutional in nature, its operational characteristics (e.g., smoke generation, intermittent noise, and emergency simulation activities) may create impacts inconsistent with typical residential expectations if not properly mitigated.
- **Precedent:** Approval of this request does not necessarily establish a broad precedent, as municipal uses are uniquely evaluated under ordinance provisions.

The UPOR process allows the Planning Commission to impose reasonable conditions to ensure compatibility with adjacent residential uses.

Parking and Site Operational Impacts: The site is expected to accommodate training personnel and limited departmental vehicles. Given the nature of the use, parking demand is intermittent and typically limited to scheduled training sessions. Existing on-site space appears sufficient to accommodate operational needs without spillover into adjacent residential streets.

Operational Impacts:

- **Frequency of Use:** Training exercises are expected to occur periodically rather than continuously.
- **Smoke and Air Quality:** Controlled burns will generate smoke, which may impact nearby residences depending on weather conditions.
- **Noise:** Sirens, equipment operation, and training activities may create temporary noise disturbances.
- **Safety:** Proper safety protocols, supervision, and compliance with fire training standards are critical to minimizing risk.
- **Hours of Operation:** Limiting training to reasonable daytime hours can mitigate neighborhood disruption.

With appropriate conditions, these impacts can be minimized and managed effectively.

Comprehensive Plan and Policy Consistency: The request aligns with broader goals typically found in municipal comprehensive planning documents, including Public Safety Enhancement by supporting fire department readiness and emergency response capabilities, Efficient Use of Public Land by utilizing an existing municipal training site for expanded functionality and Orderly Development Review through ensuring that even governmental uses undergo public review and transparency.

The plan also emphasizes:

- Neighborhood Compatibility
- Protection of Residential Character
- Minimization of Nuisance Impacts

Balancing these objectives is central to evaluating the request.

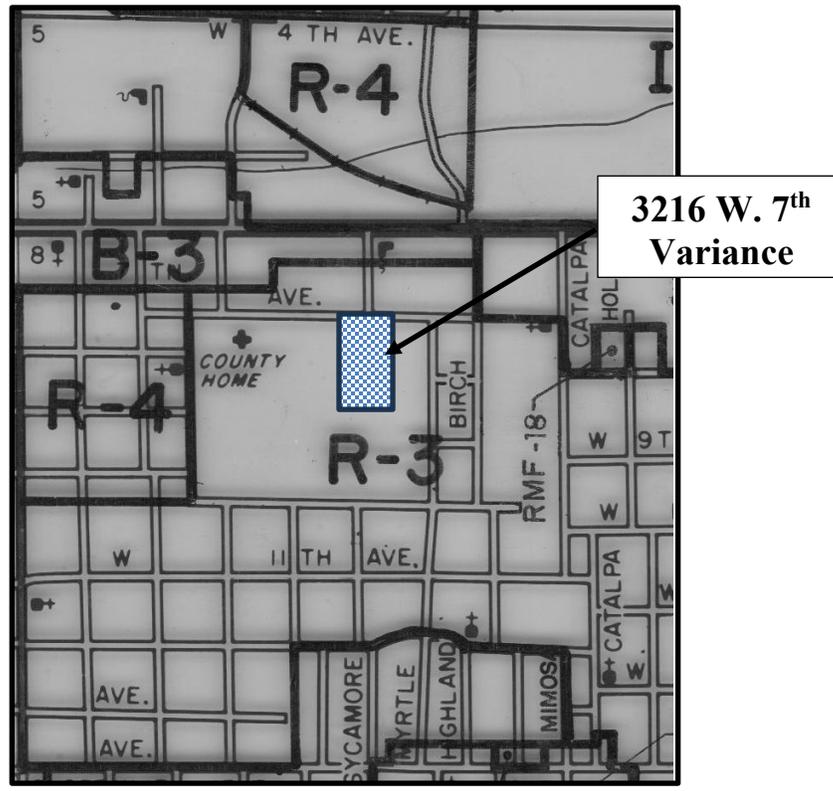
Findings and Analysis: Staff has reviewed the request in relation to applicable zoning regulations and planning considerations and finds:

1. The proposed use serves a vital public safety function, providing necessary training infrastructure for emergency response personnel.
2. The UPOR process is appropriate and required, ensuring transparency and allowing public input for a governmental use within a residential district.
3. The site's existing use as a training property supports the proposed expansion, though the addition of a burn facility introduces new operational considerations.
4. Potential adverse impacts—including smoke, noise, and perceived safety concerns—can be mitigated through reasonable conditions, such as:
  - Limiting hours of operation
  - Restricting frequency of live burns
  - Implementing smoke management practices
  - Providing advance notice to nearby residents (when feasible)
5. The request is generally consistent with the Comprehensive Plan's public safety goals, provided neighborhood compatibility is maintained.
6. With appropriate conditions, the proposed use can coexist with surrounding residential uses without materially diminishing the character of the area.

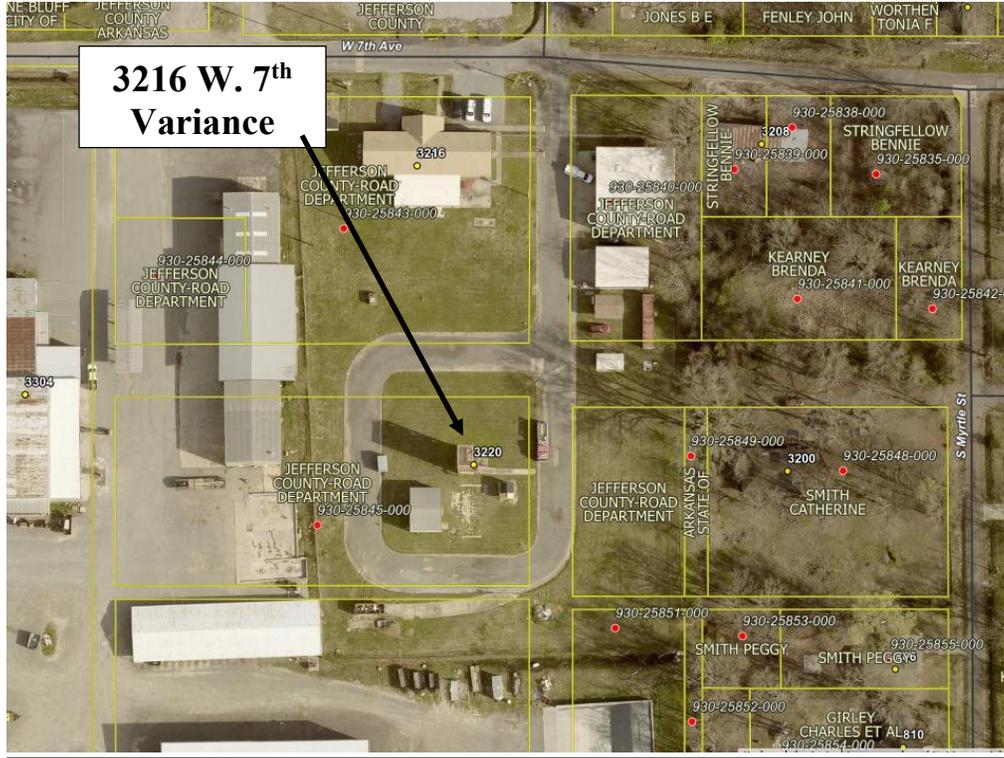
Recommendation:

Staff recommends approval of the Use Permit on Review, subject to the following conditions:

1. The frequency of live burn exercises shall be reasonably limited and scheduled to minimize disruption.
2. The applicant shall implement smoke and safety management practices in accordance with applicable fire training standards.
3. The facility shall comply with all applicable local, state, and federal safety and environmental regulations.
4. Inspection and of course Fire Department approval.



Zoning Map



**Ownership map**



**3216 W. 7<sup>th</sup> Fire Training Office**



**Access into are where Fire Training Burn Building will be installed**



**Adjoining abandoned commercial use east of facility entrance**



Adjoining residential uses to the east



Adjoining residential use to east



View north from back of property



View north from back of property



View north from back of property



Adjoining County Road Department Entrance



County Road Department



Property north of site across W. 7<sup>th</sup>



Property north of site across W. 7<sup>th</sup>



# CITY OF PINE BLUFF, ARKANSAS

## USE PERMIT ON REVIEW / \_\_\_\_\_

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: PINE BLUFF FIRE & EMERGENCY SERVICES-TRAINING  
Business Location: (address or lot, block, or nearest intersection) 3216 WEST 7<sup>TH</sup> AVENUE.71603  
Property/Parcel ID No. 930-25843-000  
Size of Property (acres): 1.06 acres Current Zoning: \_\_\_\_\_ Ward: 3

<u>Applicant / Business Owner</u>	<u>Property Owner (Must be filled out if different)</u>
Name: <u>Randy Compton, Fire Chief</u>	Name: <u>City of Pine Bluff</u>
Address: <u>200 East 8<sup>th</sup> Street</u> <u>Pine Bluff, AR</u>	Address: <u>200 East 8<sup>th</sup> Street</u> <u>Pine Bluff, AR</u>
Telephone: <u>870-730-2061</u>	Telephone: <u>870-730-2061</u>
Email: _____	Email: _____
Fax: _____	Fax: _____
Who will run the business? <u>Pine Bluff Fire personnel</u> Number of employees: <u>100</u>	
Number of off-street parking spaces required: <u>Unknown</u> Number provided: _____	
Are there any special licenses for your business? <u>No</u> (explain) <u>N/A</u>	
Will you require a sign? <u>No</u>	

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>Randy Compton</u>	<u>3-10-26</u>	<u>Cornel A. Jones</u>	<u>3-10-26</u>
Signature	Date	Signature	Date
_____	_____	_____	_____
Printed Name		Printed Name	
Owner _____ or Authorized Agent <input checked="" type="checkbox"/>		Owner _____ or Authorized Agent <input checked="" type="checkbox"/>	
(Check one)		(Check one)	

Submission Deadline: \_\_\_\_\_ Expected Planning Commission Meeting Date: \_\_\_\_\_

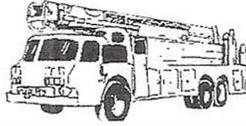
**• SEE REVERSE SIDE FOR SUBMISSION REQUIREMENTS •**

*It is our intention to assist you in making your project a success in a timely manner. Please call if you have any questions or need assistance from the City of Pine Bluff Inspection & Zoning Department, 200 E. 8<sup>th</sup> 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**

# CITY OF PINE BLUFF, ARKANSAS

## PINE BLUFF FIRE & EMERGENCY SERVICES



Randy Compton  
FIRE CHIEF

ASSISTANT CHIEF  
Ernest Jones

EXECUTIVE ADMINISTRATIVE SEC.  
Pamela Jenkins

March 05, 2026

UPOR request

The Pine Bluff Fire and Emergency Services Department respectfully request use approval to construct and operate a fire training burn facility at our current facility at 3216 W. 7<sup>th</sup>.

This request is necessitated based on current zoning codes providing governmental transparency for public uses in residential zones. The structure will rest on our 1 plus acres site and be strategically located away from adjoining property lines eliminating any adverse impact on adjoining residential properties.

Additional information on the facility's purpose is included within our application.

Respectfully,

Randy Compton, CFEI  
Fire Chief  
Pine Bluff Fire & EMS  
200 E 8th Ave  
Pine Bluff, AR 71601  
870-730-2061- Office  
870-267-4235- Cell



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

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

Training center for the City of Pine Bluff's, Fire & Emergency Services department.

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

Same as current use however, we will have the ability to mock fire train.

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

Pine Bluff Fire & Emergency Services is requesting zoning approval to establish a fire training burn building at the department's designated training site. The proposed structure will serve as a permanent training facility used for firefighter education, emergency response preparation, and skill development.

The burn building will provide a controlled environment where firefighters can conduct live fire training evolutions, fire suppression exercises, search and rescue drills, ventilation training, and other critical emergency response scenarios. These training activities are essential to maintaining firefighter readiness and ensuring that personnel are properly prepared to respond to structural fires and other emergency incidents within the City of Pine Bluff and surrounding mutual aid jurisdictions.

The proposed facility will be constructed specifically for fire service training purposes and will be utilized solely by Pine Bluff Fire & Emergency Services personnel, as well as partner agencies participating in approved joint training exercises. All training conducted at the site will comply with National Fire Protection Association (NFPA) standards and applicable state and local safety regulations governing live fire training.

The establishment of this training facility will enhance the department's ability to provide consistent, standardized training for current and future firefighters while improving operational safety and response effectiveness. The burn building will support the department's mission of protecting life, property, and the community through professional emergency services and ongoing training.

This request is submitted to ensure the proposed training structure is properly permitted and in compliance with all applicable zoning requirements for municipal public safety facilities.

SECTION	REQ. STATION	END STATION	LOCATION	COLD MILLING (CY)	TOP 2" ASPHALT (SQ. YD)	ADDITIONAL (SQ. YD)	CONCRETE SURFACE (CU. YD)	BASE ROCK (TONS)
0+00	0+00	0+00	S. SYCAMORE STREET	238	315	237	94	148
			PROPOSED PAD				116	137
			PROPOSED PAD				250	203
TOTAL				238	315	237	250	203

COLD MILLING ASPHALT PAVEMENT & SURFACING

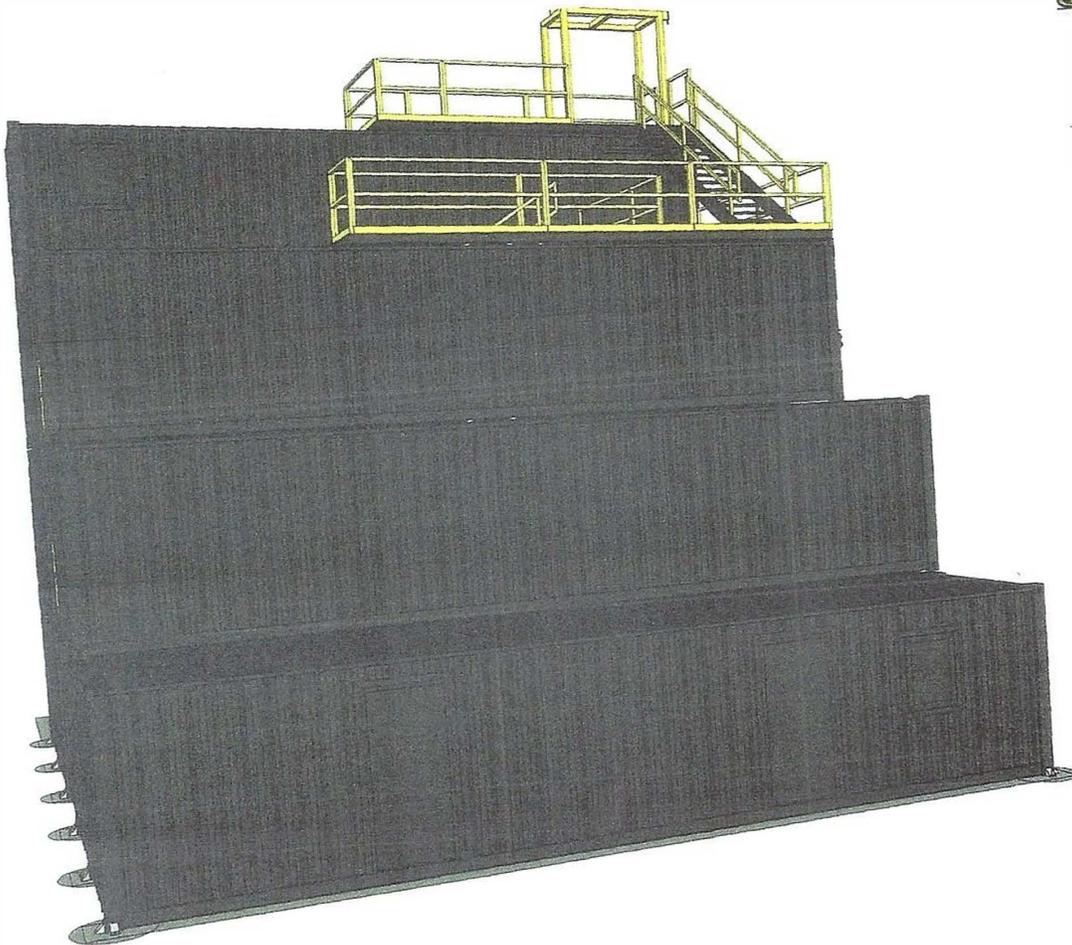


DESIGNED BY	CEA
CHECKED BY	CEA
APPROVED BY	CEA
DATE	NOV 2023
SHEET	2

DATE	NOV 2023
PROJECT	PROPOSED SITE PLAN

PNB TRAINING FACILITY IMPROVEMENTS  
 CITY OF PINE BLUFF  
 PINE BLUFF, ARKANSAS

**CEA**  
 CIVIL ENGINEERING ASSOCIATES, LLC  
 1163 MAIN STREET, SUITE 104  
 VILGONA, AR. 72173  
 P: (501) 504-2455  
 F: (479) 832-0432



34998 Mayer Rd  
Hempstead, TX 77445

REV: 02/14/2023

CLIENT:  
PINEBLUFF FIRE DEPT.  
200 East 8th Ave.  
Pine Bluff, Arkansas 71601  
Tel: (870) 730-2048

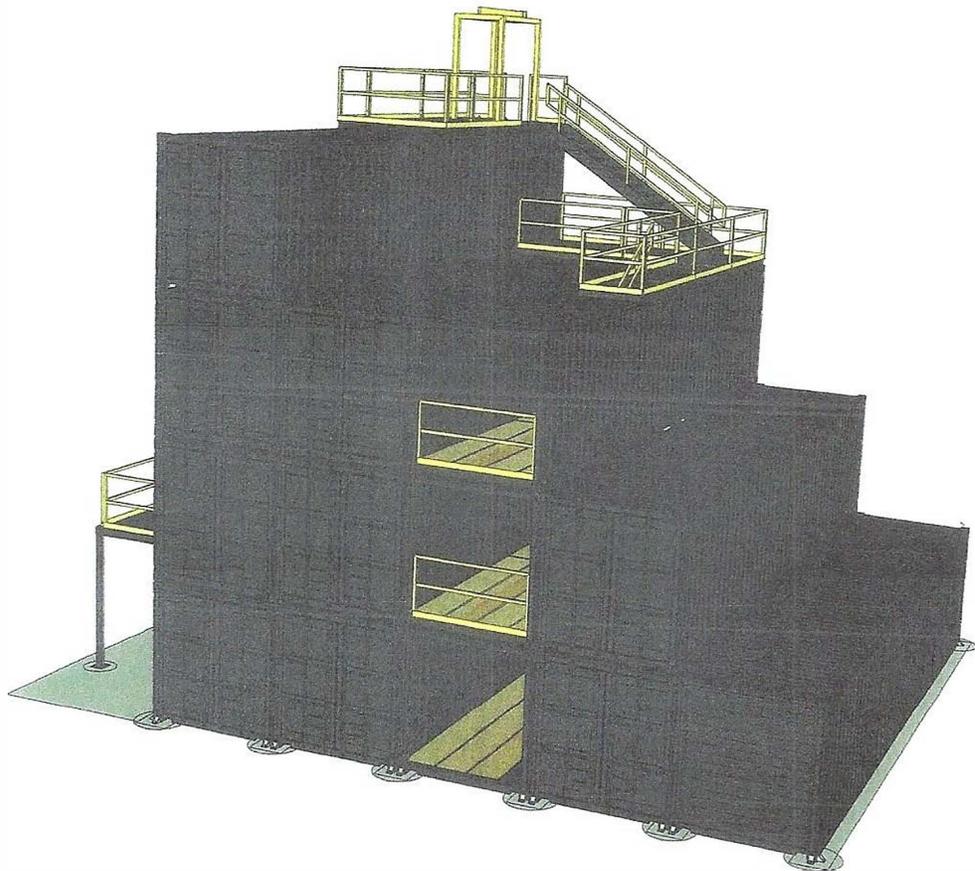
PROJECT:  
PINEBLUFF FIRE DEPT.

DRAWN BY:  
DE

DATE:  
02-14-2023

REVISION:  
NM, DD, YY

ALPHA SIDE VIEW



Proseco Tactical Buildings, LLC  
34990 Maver Rd.  
Hempstead Tx. 75445

REV: 02/14/2023

CLIENT:  
PINEBLUFF FIRE DEPT.  
200 East 8th Ave.  
Pine Bluff, Arkansas 71601  
Tel: (870) 730-2048

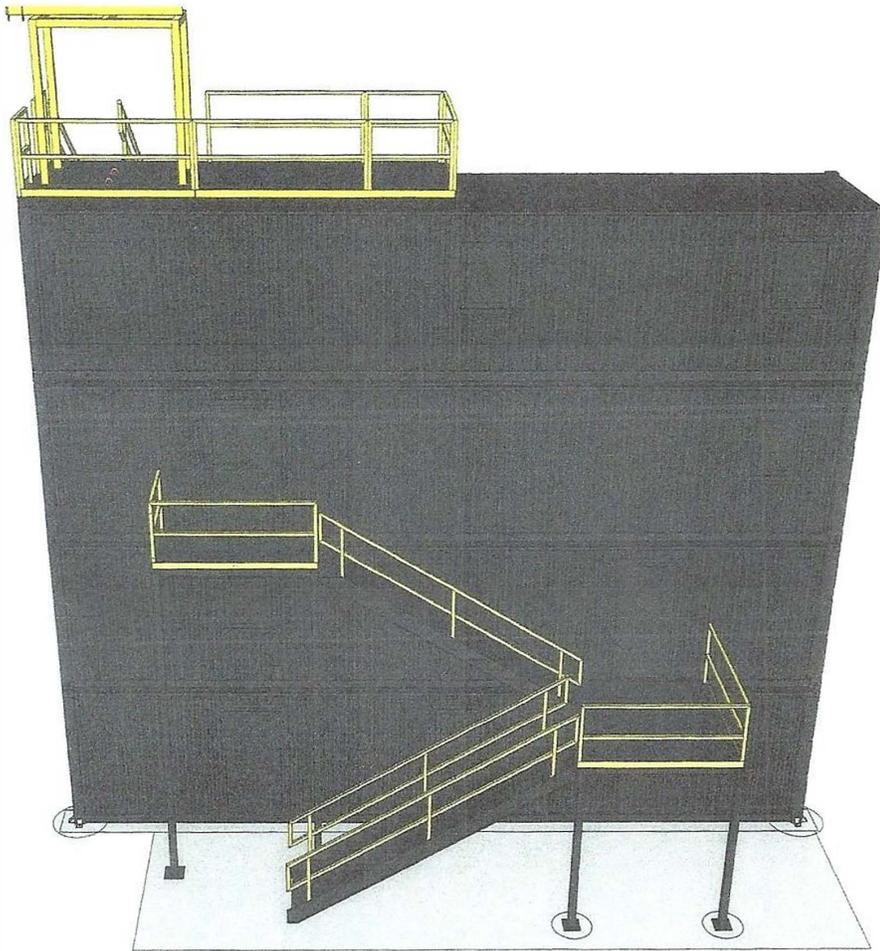
PROJECT:  
PINEBLUFF FIRE DEPT.

DRAWN BY:  
DE

DATE:  
02/14/2023

RE-ISSUE:  
MM.DD.YY

**BRAVO SIDE VIEW**



Leovier Technical Building, LLC.  
34990 Mayer Rd.  
Hempstead Tx. 77445



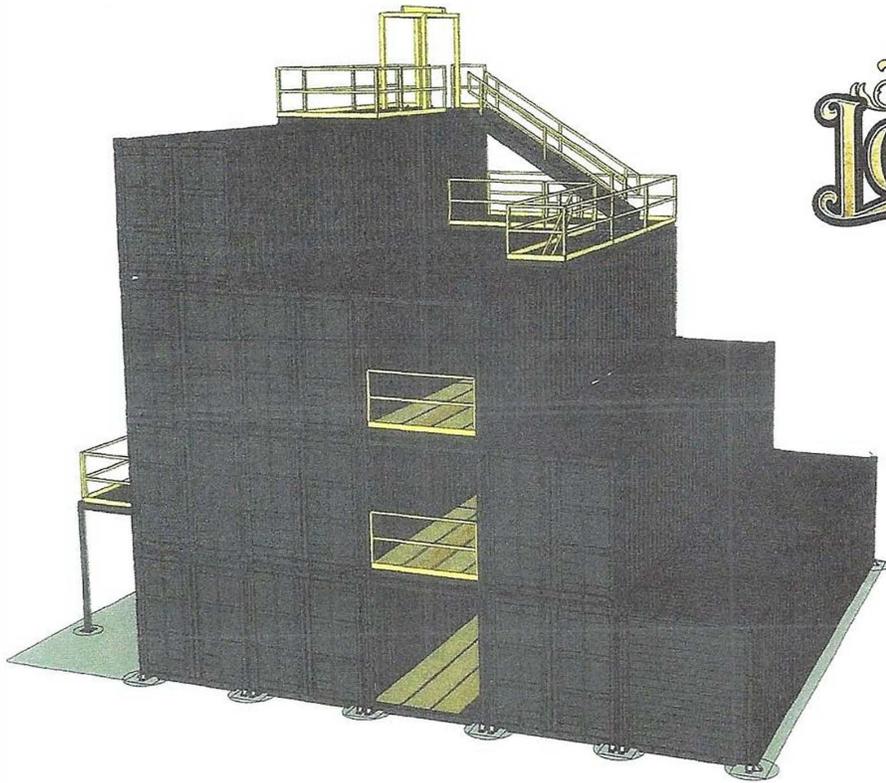
PROJECT  
PINEBLUFF FIRE DEPT.

DRAWN BY  
DE

ISSUE  
02/14/2023

RE-ISSUE  
MM/DD/YY

CHARLIE



**CLIENT:**  
**PINEBLUFF FIRE DEPT.**  
 200 East 8th Ave.  
 Pine Bluff, Arkansas 71601  
 Tel: (870) 730-2048

**PROJECT:**  
 PINEBLUFF FIRE TRAINING FACILITY

**PROJECT NO.:**  
 RTP#

**DRAWN BY:**  
 DE

**DATE:**  
 12/29/2022

**DESCRIPTION:**  
 COVER

ALPHA BRAVO

**DISCUSSION ITEM ONLY**

**RECOMMENDATION  
TO THE  
PINE BLUFF PLANNING COMMISSION**

---

**SUBJECT:** Amending the Event Center Ordinance

**APPLICANT:** City of Pine Bluff Council

**ZONING AND LAND USES:** General

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

**COMMENTS**

This item is provided for review, discussion and comments only. No final action or vote may be taken at this time since it has not been publicly advertised.

## Larry Reynolds

---

**From:** Larry Reynolds <LarryReynolds@cablelynx.com>  
**Sent:** Tuesday, March 03, 2026 12:39 PM  
**To:** 'Bruce Lockett'  
**Subject:** Event center ordinance  
**Attachments:** 2026-3-3 Draft 3 Amending Event Center.docx

Council member Lockett. I tried using your draft ordinance for amending the Event Center use; however, it seemed to get more complex and confusing. In an effort to accomplish the primary request of the committee and you along with making it understandable for the commission I made some modifications.

As a guide: double strike throughs (~~remove~~) indicate removal from current ordinance  
Red indicates addition

In the 2<sup>nd</sup> whereas I modified it since there actually have been NO "Appeals of the Zoning Administrator's Decision" regarding Event Centers. An "Appeal" is an actual filing with the commission.

The original meat of the ordinance is intact with a few additions as you noted. I removed the pre-application requirements which now will allow applications to be filed in the commercial zones (except B-1) and industrial zone (except I-5). I also added the B-6.1 or University District Tier 1 to allowed zones.

Instead of having the same redundant wording in each UPOR sections of the allowed zones, I put the "Standing conditions" in the Definition section along with adding some application requirements (this will make filing consistent) and guidance for the commission. In Section 2 of the draft (UPOR section) I specifically identified each event center listing in each upor sections (i.e. 29-110(c)(16) and following the use "Event Center" added "see Definitions". All other information following each Event Center use listing is to be removed since it will now be covered in one place under Definitions.

In my opinion this amendment does the following:

- Opens up the application process
- Simplifies the Event Center process by putting all required guidance and information in one spot "Definitions"
- Provides applicants guidance on what is required when filing as well as what the commission is tasked to do and look for when hearing a request.

Please look over it and see if it accomplishes what the task force was aiming to do. I have not sent it to anyone other than you. So changes can be made.

*Larry Reynolds*  
Director

**CITY COUNCIL OF THE CITY OF PINE BLUFF, ARKANSAS**  
**AN ORDINANCE AMENDING CHAPTER 29 OF THE CODE OF**  
**ORDINANCES OF THE CITY OF PINE BLUFF, ARKANSAS**  
**CONCERNING EVENT CENTERS**

**WHEREAS**, the City of Pine Bluff has adopted Chapter 29 of the Code of Ordinances, known as the “Zoning Code of Pine Bluff, Arkansas,” to guide the orderly development of the community and to promote the general health, safety, and welfare of its residents;

**WHEREAS**, in recent years, there has been a significant number of appeals of the Zoning Administrator’s decisions regarding the denial of requests for Event Centers;

**WHEREAS**, the Pine Bluff City Council formed a task force to review the regulations concerning Event Center, which held discussions;

**WHEREAS**, the Pine Bluff Planning Commission has reviewed and recommended for approval proposed amendments to Chapter 29 (Zoning Code), recommending their adoption into the Code of Ordinances;

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

**SECTION 1. Amendment to Chapter 29-2 (Definitions).**

Chapter 29, section 2, of the Code of Ordinances of the City of Pine Bluff, Arkansas, shall be amended to read as follows:

*Event center or banquet hall* shall mean a commercial or governmental facility such as a fraternal lodge, convention center, city park building, structure, picnic grounds or other city owned or operated site, country club facility, or hotel that has, in addition to other uses, meeting and gathering space designed specifically to provide a venue for holding special occasion events. New commercial event centers/banquet halls may be established in conjunction with a use listed above. Applications for event centers may be accepted as a use permit on review in B-2, B-3, B-4, B-5, **B-6.1**, I-1, I-2 and I-3 zones. ~~when meeting the following pre-application conditions:~~

- ~~(1) Located a minimum of three hundred (300) feet from a residential use and/or zone — (measured from building to property line).~~
- ~~(2) Adequate parking established at time of application fifteen (15) spaces per one — thousand (1,000) square feet~~

Commercial indoor amusement facilities, commercial indoor recreation facilities, restaurants, ~~entertainment restaurants~~, **private gyms, office buildings**, diners, ~~taverns~~, night clubs and private clubs may operate an event center as an accessory use; however, ~~no~~ alcoholic beverages may **not** be brought to the premises ~~for consumption~~ by patrons in conjunction with the event center. Bed and breakfast facilities may hold

special occasion events with an approved UPOR, where permitted, which may limit the number and type of special occasion events that can be held. Event centers approved as a UPOR or otherwise allowed under previous ordinances that were in operation as of the effective date of this ordinance shall be considered **lawful and** approved uses until such time as the facility ceases operation and remains closed for a period that exceeds one (1) year, is converted to a permitted use or is damaged or partially destroyed and the expense of restoration exceeds fifty (50) percent of the replacement cost of the building or structure at the time such damage occurred. If a previously approved event center has been closed for over one (1) year, the property owner may apply for a UPOR to establish a new event center/banquet hall on the site; however, the planning commission is under no obligation to grant the UPOR request.

**(1) Homecoming exception:**

- a. Commercial locations may be used for UAPB Homecoming activities, during the week scheduled for UAPB's Homecoming, after receiving approval from the Pine Bluff Fire Department and Inspection and Zoning Department. Commercial buildings which are directly adjacent to property zoned residential shall be excluded from receiving a permit. Locations shall be limited to commercial property zoned B-2, B-3, B-4 ~~and B-5~~, **and B-6.1.**
- b. Applications and a seventy-five-dollar (\$75.00) application fee (nonrefundable) must be submitted to the Pine Bluff Inspection and Zoning Department. Applicant must pass the building inspection by the Pine Bluff Fire Department and Inspection and Zoning Department before permit is issued by zoning official. Upon passing the inspection by the Pine Bluff Zoning and Inspection Department and Pine Bluff Fire Department, the applicant must purchase a temporary business license from the Pine Bluff Collector's office, at a cost of eighty dollars (\$80.00).
- c. Inspections shall be conducted on a first-come, first-serve basis. Applicants are encouraged to apply in a timely manner to allow sufficient time to schedule inspection and to correct any deficiencies.

**(2) Standing Conditions for UPOR Approval.**

- a. Hours of operation shall be limited to 12:00 a.m. (midnight). Requests for later hours may be made **in writing detailing the request through** an appeal to the Zoning Administrator.
- b. The building or structure must be built and designed for the proposed conditions and use e.g. loud music (**noise**).
- c. **Compliance with all** Building and Fire Safety Codes including posted maximum occupancy **signs** clearly noted throughout the facility.
- d. No off-premise alcohol may be brought onto site, **including parking areas.**
- e. If alcohol is intended to be provided, the owner shall:
  1. **Provide information concerning proposed intent when filing for the UPOR request;**
  2. Notify the **Pine Bluff** Police Department in advance;
  3. Request a temporary permit from **the Arkansas Department of Alcohol**

- Beverage Control;
4. Provide on-site security, **defined as** a certified licensed **law enforcement** officer or certified armed security **guard**.
  - f. UPOR and zoning permit may be revoked following three (3) **verified police** complaints (**involving unlawful activity**) within a twelve (12) month period.

**(3) Event Center application requirements.**

Requests to operate an Event Center shall include at a minimum the following:

- a. Narrative description of proposed operations including whether events will be private, public or both
- b. Maximum occupancy load as determined by Fire Marshal
- c. Proposed days and hours of operation
- d. Type of events to be hosted (weddings, repasts, meetings, parties, etc.)
- e. If alcohol is to be served, notice of approval from ABC
- f. Management contact information
- g. Scaled site plan including parking layout and building plan

**(4) Planning Commission review.**

Upon presentation of an Event Center request the Planning Commission will be tasked to ensure that the proposed use:

- Not adversely affect the health, safety, or welfare of the surrounding neighborhood;
- Adequate parking, access, circulation and site control are provided;
- The use is compatible with adjacent land uses including separation from existing residential uses;

**SECTION 2. UPOR Regulations.**

Chapters 29 Sections 29-109(c)(12), 29-110(c)(16), 29-111(c)(14), 29-112(c)(15), 29-114(c)(8), 29-115(c)(11), 29-116(c)(8) shall read as follows with former information removed:

Event center – **see Definitions** (~~Standing conditions of event centers approved as a UPOR shall be~~):

- ~~a. Hours of operation limited to 12:00 a.m. (midnight). (Requests for later hours may be made as an appeal to the Zoning Administrator).~~
- ~~b. Building structure built and designed for proposed conditions i.e. loud music.~~
- ~~c. Building and Fire Safety Codes met with maximum occupancy clearly noted throughout structure.~~
- ~~d. No off-premise alcohol to be brought on site.~~
- ~~e. Should alcohol be permitted the owner will be required to:~~
  - ~~1. Notify the Police Department in advance;~~
  - ~~2. Request a temporary permit from alcohol beverage control;~~
  - ~~3. Provide on-site security (On-site security shall mean a certified licensed officer or certified armed security.~~
- ~~f. UPOR and zoning permit revocation following three (3) complaints within a~~

~~twelve (12) month period.~~

Chapter 29-112.1 B-6 University Drive District shall have *Event Center* added to the District Land Use chart and noted as a UPOR in Tier 1 and “N” or not permitted in Tiers 2 through 5.

**SECTION 3. Conflicting Ordinances Repealed.**

All ordinances, resolutions, bylaws, or parts thereof in conflict with this ordinance are hereby repealed to the extent of such conflict.

**SECTION 4. Severability.**

If any section, subsection, paragraph, sentence, clause, or phrase of this ordinance is declared unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the remaining portions of this ordinance, which continue in full force and effect.

**SECTION 5. Publication and Effective Date.**

This Ordinance, being of a general and permanent nature, shall be published in accordance with Arkansas law and shall take effect upon the 31<sup>st</sup> date after adoption or the date of publication, whichever is later.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

APPROVED:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

SPONSOR(S):

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_