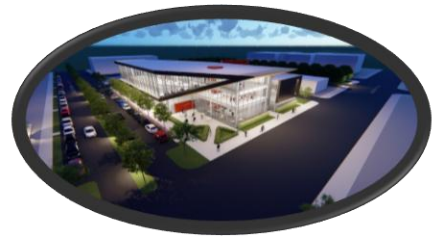


**CITY OF PINE BLUFF
PLANNING COMMISSION
AUGUST 25TH, 2026 4:00 p.m.
City Hall Council Chambers
200 E. 8th Avenue**



AGENDA

CALL TO ORDER

CONSIDERATION OF MINUTES: June 30 & August 4th meeting

OLD BUSINESS:

1. Rezoning request to rezone approximately 3.09 acres from R-1, Residential to B-4 General Commercial. The property is located at 104 N. Bryant Street
2. Use Permit on Review request to establish a rooming house at 5620 Cheatham within a R-4, Residential zone. **TABLED**

NEW BUSINESS:

3. Use Permit on Review request to establish a community garden at 4017 W. 4th Avenue in a R-4, Residential zone.
4. Use Permit on Review request to reestablish a school at 3201 Ridgway Road in a R-1, Residential zone.
5. Use Permit on Review request to establish a community garden at 1700 W. Havis in a B-6.1 University Commercial District.
6. Use Permit on Review Request (UPOR) by 315 Investments, LLC – Tina Fletcher to utilize the property at 1401 Bell Street as a gift shop and for RV parking. The property is zoned B-6.3 – University Drive District Tier 3.
7. Use Permit on Review request to establish a pool hall and lounge at 1607 – 1613 S. Main Street in a B-3, Highway Commercial zone.

DISCUSSION – None

COMMITTEE REPORTS: None

ADJOURNMENT

Next meeting scheduled for September 29th, 2026 Agendas can be found online at www.searpc.com . Click on the calendar date of the meeting.

**RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION**

SUBJECT: Rezoning request to rezone approximately 3.09 acres from R-1, Residential to B-4 General Commercial. The property is located at 104 N. Bryant Street

APPLICANT: Rose A. Davis – South Arkansas Homes

ZONING AND LAND USES: R-1, Residential

ZONING:	North:	R-1, Residential	LAND USE:	North:	Vacant
	South:	R-1, Residential		South:	Rick's One Stop – Conv. Store
	East:	R-1, Residential		East:	S.F. Residential
	West:	R-1, Residential		West:	Vacant - undeveloped

HISTORY

2024-2-27 315 N. Bryant - Rezone R-1 to R-3 - Approved

REVIEW COMMENTS

Background and request - The applicant requests to rezone approximately 3.09 acres located at the northwest corner of Bryant Street and Princeton Pike from R-1, Residential to B-4, General Commercial. The subject property was annexed into the City of Pine Bluff as part of a larger annexation in 1985 and has retained its R-1 zoning designation since annexation. Despite its residential zoning classification, the property has a documented history of commercial activity predating annexation, including operation as a rural convenience store, automobile sales lot, and trailer/equipment sales business. The request seeks to establish zoning that is more consistent with the property's historic use, its location at a major intersection, and the commercial character that has developed at portions of the intersection.

Site and Surrounding Area - The subject property occupies the northwest corner of Bryant Street (Major Collector) and Princeton Pike (Minor Arterial), providing excellent visibility and direct access to two significant transportation corridors. The surrounding properties are characterized as follows:

- Southwest Corner: An established convenience store that serves the surrounding community and is well known for its breakfast and lunch business, generating consistent customer traffic.

- Southeast Corner: Vacant, wooded, and undeveloped property.
- Northeast Corner: A large residential tract containing a single-family residence.
- North and West: Large vacant and undeveloped properties with limited existing development.

The intersection exhibits a transitional development pattern where commercial activity already exists while substantial undeveloped land remains available for future growth. The subject property is situated in a location that functions as a corridor and is more heavily influenced by arterial traffic than by a traditional residential neighborhood.

Applicable Ordinance Provisions - The requested B-4 General Commercial district is intended to accommodate a broad range of commercial businesses serving both local and regional markets. Permitted uses generally include retail sales, service establishments, offices, restaurants, automotive-related commercial uses, and other commercial activities that are appropriate along major transportation corridors.

When evaluating a rezoning request, the Planning Commission typically considers:

- Compatibility with surrounding land uses;
- Suitability of the property for its current zoning classification;
- Existing development patterns;
- Availability of public infrastructure;
- Traffic impacts;
- Potential effects on adjacent properties; and
- Consistency with the City's comprehensive planning objectives and long-range development patterns.

Parking and Site Analysis - Because this request is solely for a zoning map amendment, no specific site development plan has been submitted only conceptual plan. Consequently, parking, landscaping, access management, lighting, drainage, and building placement cannot be evaluated in detail at this stage.

Should the property be developed under B-4 zoning, any future development would be required to comply with all applicable provisions of the Pine Bluff Zoning Ordinance, including:

- Minimum off-street parking requirements;
- Landscaping and buffering requirements;
- Access management standards;
- Sign regulations;
- Stormwater management requirements;
- Building setbacks; and

- Any applicable site plan review requirements.

The property's frontage on Bryant Street and Princeton Pike provides adequate opportunity for controlled vehicular access subject to review by the appropriate city department.

Findings and Analysis - Several factors support approval of the requested rezoning.

First, the property has a long-standing history of commercial use that predates its annexation into the City. The existing R-1 zoning appears to have been applied through annexation rather than as a reflection of the property's historical function or its location.

Second, the site's location at the intersection of a Major Collector and a Minor Arterial makes it well suited for commercial development. These roadway classifications are intended to accommodate higher traffic volumes and generally support more intensive land uses than local residential streets.

Third, commercial activity already exists immediately across Bryant Street in the form of an established convenience store. The requested rezoning would expand an existing commercial node rather than introduce commercial zoning into an otherwise exclusively residential area.

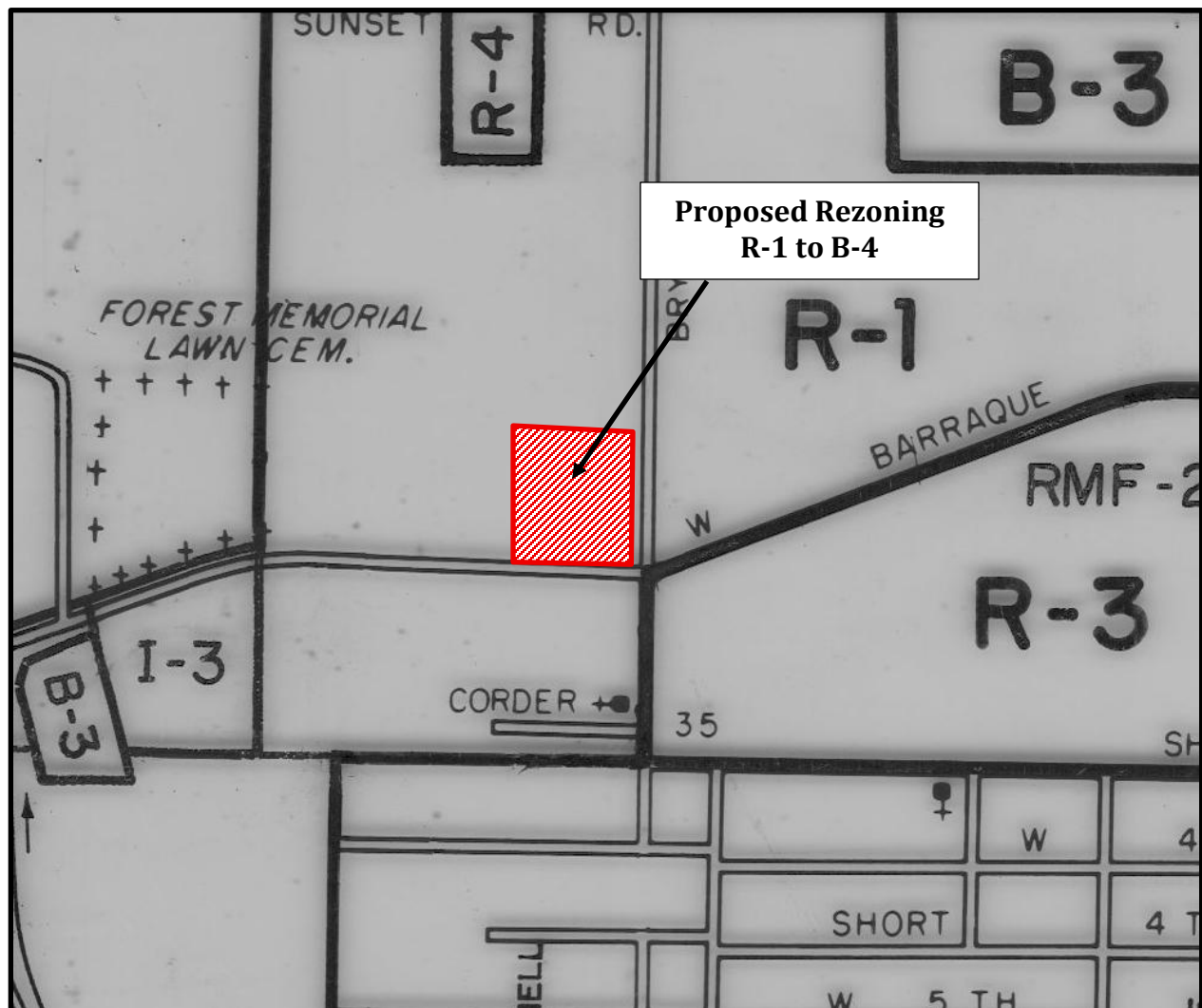
Fourth, much of the surrounding property remains vacant and undeveloped, providing opportunities for orderly transition and buffering between future commercial and residential development. The presence of only one nearby large residential tract reduces the likelihood of widespread impacts to established residential neighborhoods, although future site development should incorporate appropriate landscaping, buffering, and access design to minimize potential impacts on adjacent residential uses.

Finally, retaining the R-1 zoning limits development options for a property that is increasingly influenced by traffic, visibility, and commercial activity associated with the intersection. The requested B-4 designation appears to more accurately reflect the property's highest and best use while recognizing existing development patterns.

RECOMMENDATION

Based upon the property's historical commercial use, its location along two major transportation corridors, the existing commercial development at the intersection, and the limited potential for traditional residential development at this location,

staff finds that the requested rezoning from R-1 Residential to B-4 General Commercial is reasonable and compatible with the evolving land use pattern of the area. Staff recommends that the Planning Commission approve the request to rezone approximately 3.09 acres from R-1, Residential to B-4, General Commercial, subject to all future development complying with the requirements of the Pine Bluff Zoning Ordinance, including site plan review, parking, landscaping, buffering, drainage, and access standards.



Zoning Map



Ownership map



104 N. Bryant – NW corner Bryant and Princeton Pike



104 N. Bryant – NW corner Bryant and Princeton Pike

REZONE

OLD BUSINESS

**AGENDA ITEM #1
104 NORTH BRYANT
AUGUST 25TH, 2026**



SW corner Bryant and Princeton Pike



NE corner of Bryant and Princeton Pike

REZONE

OLD BUSINESS

**AGENDA ITEM #1
104 NORTH BRYANT
AUGUST 25TH, 2026**



SE corner of Bryant and Princeton Pike



Property north of and adjoining 104 N. Bryant

REZONE

OLD BUSINESS

**AGENDA ITEM #1
104 NORTH BRYANT
AUGUST 25TH, 2026**



West and adjoining 104 N. Bryant



West of 104 N. Bryant

REZONE

OLD BUSINESS

**AGENDA ITEM #1
104 NORTH BRYANT
AUGUST 25TH, 2026**



South of 104 N. Bryant and west & adjoining Rick's One-Stop

Case No. 2026-992



CITY OF PINE BLUFF, ARKANSAS

Rezoning Application

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

Business Name & Nature of Business: South Arkansas Homes
Manufactured Housing Retail Sales, Display and Administrative Office
Property Location: (address or lot, block, or nearest intersection) 104 N. Bryant St
Pine Bluff, AR 71602 Property/Parcel ID No. _____

Size of Property (acres): 3.09 Current Zoning: Residential Ward: _____

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

Name: Rose A. Davis - South Arkansas Homes Name: Reginald Cato

Address: 563 C. Hwy 8 N Address: 3705 E. 4th Ave.

Warren, AR 71671 Pine Bluff, AR 71601

Telephone: 870-718-3192 Telephone: 870-550-0970

Email: [REDACTED] Email: _____

Fax: _____ Fax: _____

Brief description of request: Rezone from Residential (Annexed) to B4 Commercial

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

Are there any special licenses for your business? Yes (Explain) Manufactured Home Retailer license

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

Additional information/comments: Existing Office building, paved display, site access and utilities. There have been several businesses on this location over the years.

Applicant / Business Owner Signature

Date 6-30-26

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.)

Reginald Cato 6-30-26 Rose A. Davis 6-30-26

Signature _____ Date _____ Signature _____ Date _____

Reginald Cato Rose A. Davis

Printed Name _____ Printed Name _____

Owner ☒ or Authorized Agent _____ Owner ☒ or Authorized Agent _____
(Check one) (Check one)

Submission Deadline: _____ Expected Planning Commission Meeting Date: 7-28-26

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

It is our intention to assist you in making your project a success in a timely manner. Please call if you have any questions or need assistance from the City of Pine Bluff Inspection & Zoning Department, 200 E. 8th Avenue, Pine Bluff, AR 71601 telephone: (870) 730-2020 fax: (870) 543-1854.

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

There have been several commercial businesses on this site for several years. Has office building, paved area, site access and utilities.

2. What is the proposed use you are requesting?

manufactured housing retail sales, display and administrative office.

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

South Arkansas Homes requests rezoning to establish a professionally operated manufactured retail sales and display center with renovated office, customer parking, display areas, truck access, landscaping and long-term property improvements compatible with the surrounding commercial corridor.

This project represents a long-term private investment in Pine Bluff that will improve an underutilized property, enhance the appearance of North Bryant Street, create local economic activity and expand affordable housing options for families throughout Southeast Arkansas.

Proposed Improvements:

- * Renovate existing office building into a professional sales office
- * Develop organized display areas for manufactured homes
- * Provide customer parking and safe internal traffic circulation
- * maintain adequate truck access for delivery of homes
- * Install landscaping, signage, and ongoing property maintenance.
- * Improve the overall appearance of the property and surrounding cor. dor.

The property is located within an established commercial corridor along North Bryant Street and is surrounded by a mixture of commercial businesses and compatible land uses, providing an appropriate location for B-4 Commercial zoning.

The B-4 Commercial zoning is consistent with the property's location, visibility, roadway access, surrounding commercial development, and the city's long-term economic development objectives.

A few Community Benefits

- * Economic Investment
- * Property Improvement
- * Housing Opportunities
- * Employment and Commerce
- * Compatibility
- * Commitment to Pine Bluff

South Arkansas Homes is committed to being a responsible business partner by maintaining an attractive property, serving customers professionally and contributing positively to the local community.

OFFICIAL REZONING APPLICATION

Applicant	Rose A. Davis
Business	South Arkansas Homes
Mailing Address	563C Highway 8 N, Warren, AR 71671
Phone	(870) 718-3192
Email	
Property Owner	Reginald Cato
Owner Address	3705 E. 4th Ave., Pine Bluff, AR 71601
Property Address	104 North Bryant Street, Pine Bluff, AR 71601
Current Zoning	Residential (Annexed)
Requested Zoning	B-4 Commercial
Property Size	Approximately 3.09 Acres
Proposed Use	Manufactured Housing Retail Sales, Display & Administrative Offices

Description of Request

South Arkansas Homes respectfully requests the rezoning of approximately 3.09 acres located at 104 North Bryant Street, Pine Bluff, Arkansas, from Residential to B-4 Commercial. The proposed development will establish a professionally operated manufactured housing retail sales, display, and administrative office. Improvements include renovation of the existing office building, customer parking, organized display areas, truck access, landscaping, and ongoing site maintenance. The proposed use is compatible with the surrounding commercial corridor and represents a long-term private investment benefiting the City of Pine Bluff.

Applicant Signature: Rose A. Davis Date: 6-30-26

Property Owner Signature: Reginald Cato Date: 6-30-26

For City Use

Case No.: _____
Planning Commission: _____
City Council: _____

COMPLETED REZONING APPLICATION ANSWERS

1. Applicant

Rose A. Davis
South Arkansas Homes
563C Highway 8 N
Warren, AR 71671
(870) 718-3192
[REDACTED]

2. Property Owner

Reginald Cato
3705 E. 4th Ave.
Pine Bluff, AR 71601

3. Property Address

104 North Bryant Street, Pine Bluff, AR 71601

4. Current Zoning

Residential (Annexed)

5. Requested Zoning

B-4 Commercial

6. Property Size

Approximately 3.09 Acres

7. Existing Use

Existing office building and open land proposed for commercial redevelopment.

8. Proposed Use

Manufactured housing retail sales, display, and administrative offices.

9. Reason for Request

South Arkansas Homes requests rezoning from Residential to B-4 Commercial to establish a professionally operated manufactured housing retail sales and display center with renovated office, customer parking, display areas, truck access, landscaping, and long-term property improvements compatible with the surrounding commercial corridor.

10. Existing Improvements

Existing office building, paved display area, site access, and utilities.

11. Proposed Improvements

Office renovation, landscaping, customer parking, 30-foot driveway, truck circulation, display areas, signage, and site beautification.

12. Surrounding Land Uses

Commercial corridor with compatible surrounding commercial uses.

13. Public Benefit

Improves property appearance, encourages private investment, supports affordable housing, and increases local economic activity.

14. Applicant Qualifications

More than 25 years in manufactured housing, including approximately 16 years managing a retail manufactured home operation.

15. Property Owner Authorization

Included as a separate signed document.

16. Supporting Documents

Cover Page; Letter of Transmittal; Property Owner Authorization; Project Summary; Property Description; Community Benefits; Project Overview; Site Development Plan; Existing Property Photographs; Appendix.

Applicant Signature: Rose A Davis Date: 6-30-26

Property Owner Signature: Reginald Catz Date: 6-30-26

SOUTH ARKANSAS HOMES

Commercial Development Proposal

Rezoning Application

Property Address

104 North Bryant Street
Pine Bluff, Arkansas 71601

Prepared For

City of Pine Bluff Planning Commission

Submitted By

Rose A. Davis
South Arkansas Homes
563C Highway 8 N
Warren, AR 71671
(870) 718-3192

homerose@gmail.com

Property Owner

Reginald Cato
3705 E. 4th Ave.
Pine Bluff, AR 71601

Rezoning Request

Residential to B-4 Commercial

Logo and office rendering to be inserted in the final presentation edition.

June 2026

LETTER OF TRANSMITTAL

June 2026

Planning and Community Development Department
City of Pine Bluff
Pine Bluff, Arkansas

RE: Rezoning Request – 104 North Bryant Street

Dear Members of the Planning Commission:

Please accept the enclosed application requesting the rezoning of approximately 3.09 acres located at 104 North Bryant Street from Residential to B-4 Commercial.

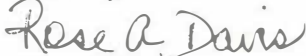
The purpose of this request is to establish **South Arkansas Homes**, a professionally operated manufactured housing retail sales, display, and administrative office serving Pine Bluff and Southeast Arkansas.

The proposed development includes renovation of the existing office building, customer parking, inventory display areas, truck access for delivery of manufactured homes, professional landscaping, and ongoing property maintenance and improvements.

The proposed use is compatible with the surrounding commercial corridor and represents a long-term investment in the City of Pine Bluff. I respectfully request your favorable consideration of this rezoning application.

Thank you for your time and consideration.

Sincerely,



Rose A. Davis

Applicant

South Arkansas Homes

PROPERTY OWNER AUTHORIZATION

Property Owner

Reginald Cato
3705 E. 4th Ave.
Pine Bluff, AR 71601

Property

104 North Bryant Street
Pine Bluff, Arkansas 71601
Approximately 3.09 Acres

I, **Reginald Cato**, am the owner of the real property located at **104 North Bryant Street, Pine Bluff, Arkansas**, consisting of approximately **3.09 acres**. I hereby authorize **Rose A. Davis**, doing business as **South Arkansas Homes**, to submit an application to the City of Pine Bluff requesting the rezoning of the above-described property from **Residential** to **B-4 Commercial** for the purpose of establishing a manufactured housing retail sales, display, and administrative office. This authorization is granted solely for the purpose of obtaining zoning approval and pursuing all governmental approvals related to the proposed development. It does not transfer ownership of the property or alter any lease or other agreement between the parties.

Property Owner

Signature: Reginald Cato

Printed Name: Reginald Cato

Date: 6-30-26

Applicant

Signature: Rose A Davis

Printed Name: Rose A. Davis

Date: 6-30-26

PROJECT SUMMARY

Project Name

South Arkansas Homes

Project Location

104 North Bryant Street, Pine Bluff, Arkansas 71601

Purpose of Request

South Arkansas Homes respectfully requests the rezoning of approximately 3.09 acres from Residential to B-4 Commercial to establish a professionally managed manufactured housing retail sales, display, and administrative office.

Proposed Improvements

- Renovate the existing office building into a professional sales office.
- Develop organized display areas for manufactured homes.
- Provide customer parking and safe internal traffic circulation.
- Maintain adequate truck access for delivery of homes.
- Install landscaping, signage, and ongoing property maintenance.
- Improve the overall appearance of the property and surrounding corridor.

Community Benefits

The project represents a long-term private investment in Pine Bluff that will improve an underutilized property, enhance the appearance of North Bryant Street, create local economic activity, and expand affordable housing options for families throughout Southeast Arkansas.

This summary accompanies the rezoning application submitted by South Arkansas Homes.

PROPERTY DESCRIPTION

Property Address

104 North Bryant Street, Pine Bluff, Arkansas 71601

Property Size

Approximately 3.09 acres consisting of two adjoining parcels proposed to be leased and operated by South Arkansas Homes.

Existing Improvements

The property includes an existing office building, paved display area, and sufficient open land to support the proposed manufactured housing display center.

Surrounding Area

The property is located within an established commercial corridor along North Bryant Street and is surrounded by a mixture of commercial businesses and compatible land uses, providing an appropriate location for B-4 Commercial zoning.

Proposed Use

South Arkansas Homes will renovate the existing office building and utilize the property for manufactured housing retail sales, inventory display, customer parking, administrative offices, landscaping, and truck access for home delivery.

Compatibility

The requested B-4 Commercial zoning is consistent with the property's location, visibility, roadway access, surrounding commercial development, and the City's long-term economic development objectives.

This description accompanies the rezoning request submitted by South Arkansas Homes.

COMMUNITY BENEFITS

Economic Investment

South Arkansas Homes represents a long-term private investment in Pine Bluff through the renovation and productive reuse of an existing commercial property.

Property Improvement

The project will improve the appearance of the site through building renovation, landscaping, organized display areas, and regular maintenance.

Housing Opportunities

The proposed business will increase access to quality manufactured housing, providing additional affordable homeownership opportunities for families throughout Southeast Arkansas.

Employment & Commerce

The business will generate local economic activity through retail sales, service providers, contractors, transportation companies, and related businesses.

Compatibility

The proposed use is compatible with the surrounding commercial corridor and is designed to operate in a safe, organized, and professional manner.

Commitment to Pine Bluff

South Arkansas Homes is committed to being a responsible business partner by maintaining an attractive property, serving customers professionally, and contributing positively to the local community.

South Arkansas Homes respectfully requests favorable consideration of this rezoning application.

PROJECT OVERVIEW

About South Arkansas Homes

South Arkansas Homes is a locally owned manufactured housing retailer serving Pine Bluff and Southeast Arkansas through professional customer service, quality homes, and long-term investment in the community.

Applicant Experience

Rose A. Davis has more than 25 years of experience in the manufactured housing industry, including approximately 16 years managing a manufactured home retail operation. Her experience includes sales, financing, customer service, operations, and management.

Project Vision

The project will renovate the existing office building, create organized display areas, provide customer parking, maintain truck access, and improve the property's appearance through landscaping and ongoing maintenance.

Purpose of Rezoning

The requested B-4 Commercial zoning will allow South Arkansas Homes to establish a professionally operated manufactured housing retail sales, display, and administrative office at 104 North Bryant Street.

This overview accompanies the rezoning application submitted by South Arkansas Homes.

SITE DEVELOPMENT PLAN

Project Location

104 North Bryant Street, Pine Bluff, Arkansas 71601

Conceptual Site Plan

The attached conceptual site plan illustrates the proposed arrangement of the South Arkansas Homes manufactured housing retail center. The layout has been designed to provide an attractive appearance, safe customer circulation, efficient truck access, and organized display areas while preserving the existing office location.

Key Site Features

- Existing office building to remain and be renovated.
- Customer parking located near the office entrance.
- Thirty-foot-wide primary driveway for customer and delivery access.
- Display areas for manufactured homes arranged to allow visibility and circulation.
- Adequate turning radius for delivery trucks transporting manufactured homes.
- Landscaping and signage at the entrance to enhance the property's appearance.

Note

The conceptual layout is intended to demonstrate the proposed development plan. Final placement of homes, parking, landscaping, and access drives may be refined during the development process while remaining consistent with applicable regulations.

EXISTING PROPERTY PHOTOGRAPHS

This section documents the current condition of the property at 104 North Bryant Street, Pine Bluff, Arkansas. The photographs illustrate the existing office building, site layout, and surrounding property prior to redevelopment by South Arkansas Homes.

Photo 1	Existing Office Building (Insert office exterior photograph)
Photo 2	North Bryant Street Frontage (Insert frontage photograph)
Photo 3	Existing Display Area (Insert site photograph)
Photo 4	Overall Property View (Insert wide-angle property photograph)
Photo 5	Conceptual Office Rendering (Insert rendering approved for proposal)

Final filing packet will include the actual photographs and renderings in the spaces indicated above.

APPENDIX

Supporting Property Information

This appendix contains the supporting reference material for the rezoning request submitted by South Arkansas Homes for 104 North Bryant Street, Pine Bluff, Arkansas.

- Property location map
- Legal description of the property
- Parcel information
- Aerial property map
- Conceptual site plan
- Existing property photographs
- Office concept rendering
- Landscape and sign concept rendering
- Additional supporting exhibits, if requested by City staff

Note

The documents listed above are included to assist the Planning Commission in evaluating the proposed rezoning request. Additional information will be provided upon request during the review process.

Follow Interstate Highway 530 N/I-530 N/US-65 N

Take exit 36 on the right onto W Barraque St
about 0.2 mi, less than 1 min

Turn right onto W Barraque St
0.4 mi, about 1 min

Turn left onto N Bryant St
about 0.1 mi, less than 1 min

You have arrived at N Bryant St

 104 N Bryant St, Pine Bluff, AR 71602

Ownership Description				Assessment Summary					
Name: CATO REGINALD 3705 E 4TH AVE PINE BLUFF Subd.: 51034U SEC 34 TWP 5 S RNG 10 W S-T-R: 34-05-10 T.D.: 273 27 WHITE HALL Location: Legal: BEG 230 FT N SE COR N 1/2 SE SE N 175 FT W 338 FT S 405 FT E 92 FT N 230 FT E 246 FT TO POB 1.817 ACRES		Type: RV Res. Vac		Year	2023	20%	2000	20 %	
		Taxable: N Notallow		Land	14,100	2,820	7,250	1,450	
		Neigh: PBWEST		Bldgs					
		Owner: 469107		Total	14,100	2,820	7,250	1,450	
		Status:	Tax Status:		Review Record				
		Block:	Lot:	Date	By	Reason	Land	Buildings	Total
				6/24/2023	KGB	RV	14,100		14,100
				6/29/2018	SDH	RA	7,250		7,250
				7/1/2013	SDH	RA	7,250		7,250
				7/1/2009	SDH	RV	7,250		7,250
				6/25/2008	RCP	RA	7,250		7,250
				5/24/2000		RA	7,250		7,250

Trend	Street	Utilities	Topography	Landscaping
☐ Improving	☐ Concrete	☐ No Water	☐ High	☐ Excellent
☐ Static	☐ Asphalt	☐ No Sewer	☐ Low	☐ Good
☐ Declining	☐ ChatSeal	☐ No Gas	☐ Rough	☐ Average
☐ New	☐ Gravel	☐ No Electric	☐ Flat	☐ Poor
☐ Old	☐ Dirt	☐ No Telephone	☐ Sloping	☐ None

Building Permit Record			
Date	Amount	Purpose	Note

Ownership Record					
Date	Book	Page/Inst#	Amount	Type	Grantee
4/2/2024	2024R-2034		95,000	WD	CATO REGINALD
2/25/2020	1031-652			WD	FOSTER REAL ESTATE HOLDING LLC
11/6/2013	933-414		50,000	WD	FOSTER LANA
5/10/1999	707-014			QC	HARDEN CHARLES ARNOLD & WF

Land Record															
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1	%	Adj2	%	Value	NC	HS
	AC	1.817	1.000		.000	10000.00							14,085		
			0.817			5000.00									

Ownership Description				Assessment Summary			
Name: CATO REGINALD 3705 E 4TH AVE PINE BLUFF Subd.: 51034U SEC 34 TWP 5 S RNG 10 W S-T-R: 34-05-10 T.D.: 273 27 WHITE HALL Location: 104 N BRYANT ST Legal: S 230 FT OF E 246 FT OF N 1/2 OF SE SE 1.27 ACRES				Type: CI C.Impr Taxable: N Notallow Neigh: CWHSEC Owner: 469107 Status: Block: City: PINE BLUFF Map: Old PID:		Year 2023 20% 2018 20 % Land 112,100 22,420 46,500 9,300 Bldgs 63,100 12,620 38,550 7,710 Total 175,200 35,040 85,050 17,010	
AR 71601-4458 Acres: 1.27				Tax Status: Lot:		Review Record	
				Date 6/26/2023 By KGB Reason RV Land 112,100 Buildings 63,100 Total 175,200			
				9/25/2018 SDH RA 46,500 38,550 85,050 PER ACD REVALUE COMMERCIAL			
				6/29/2018 SDH RA 5,550 27,350 32,900			
				7/1/2013 SDH RA 5,550 26,000 31,550			
				6/25/2008 RCP RA 7,600 24,800 32,400			
				5/24/2000 RA 7,600 20,900 28,500			

Trend	Street	Utilities	Topography	Landscaping
☐ Improving	☐ Concrete	☐ No Water	☐ High	☐ Excellent
☐ Static	☐ Asphalt	☐ No Sewer	☐ Low	☐ Good
☐ Declining	☐ ChatSeal	☐ No Gas	☐ Rough	☐ Average
☐ New	☐ Gravel	☐ No Electric	☐ Flat	☐ Poor
☐ Old	☐ Dirt	☐ No Telephone	☐ Sloping	☐ None

Building Permit Record

Date	Amount	Purpose	Note
------	--------	---------	------

Ownership Record

Date	Book	Page/Inst#	Amount	Type	Grantee
4/2/2024	2024R-2034		95,000	WD	CATO REGINALD
2/25/2020	1031-652			WD	FOSTER REAL ESTATE HOLDING LLC
11/6/2013	933-414		50,000	WD	FOSTER LANA
5/10/1999	707-014			QC	HARDEN CHARLES ARNOLD & WF

Land Record

Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1	%	Adj2	%	Value	NC	HS
	SF	55321.000	43560.000			.000		3.00	L	-25			112,123		
			11761.000					1.20							

PINE BLUFF M&B\51034U\931-88622-000-01-20

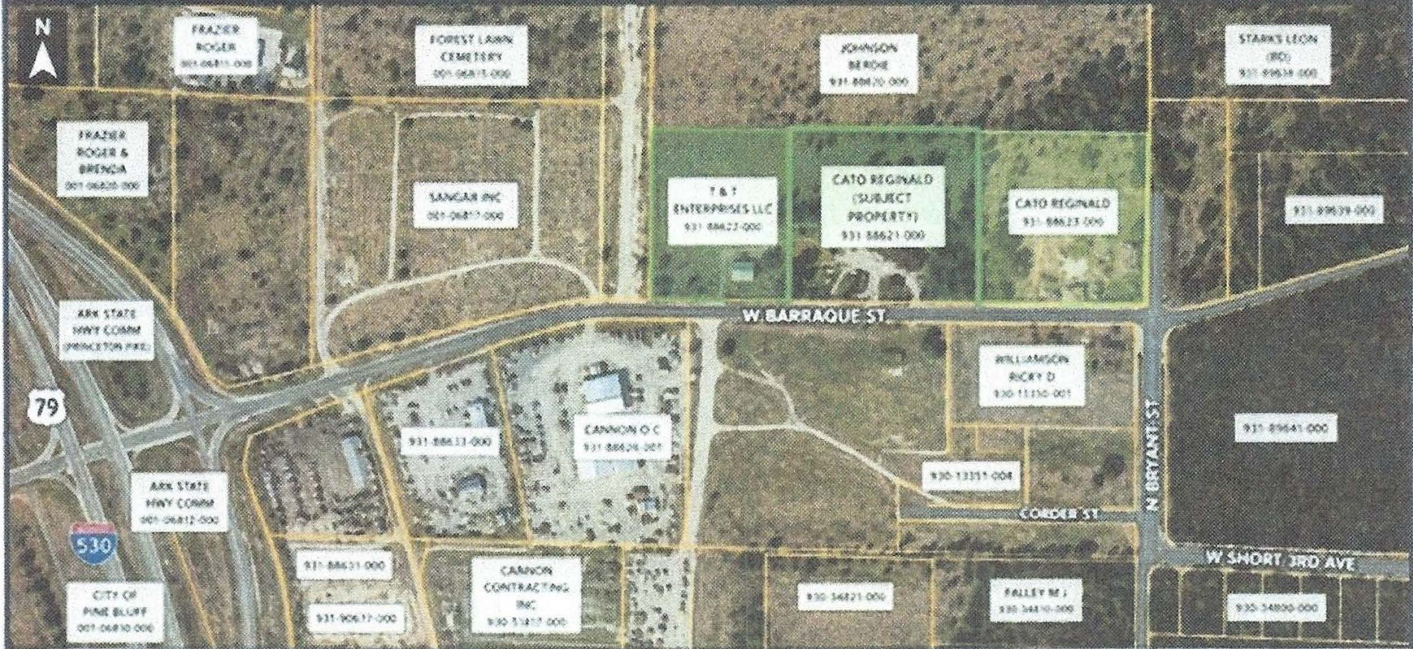


Total: 112,100

EXISTING PROPERTIES IN RELATION TO CATO PROPERTY

104 N. BRYANT STREET, PINE BLUFF, ARKANSAS 71601

SOUTH ARKANSAS
HOMES LLC



LEGEND

- CATO REGINALD (SUBJECT PROPERTY)
- CATO REGINALD (ADJACENT PROPERTY)
- T & T ENTERPRISES LLC
- OTHER PROPERTIES
- ROADS

PROPERTY RELATIONSHIP SUMMARY

- Cato Property is located on the north side of W. Baroque St.
- T & T Enterprises LLC is immediately to the west of Cato Property.
- Ricky D (Williamson) is located directly across W. Baroque St. from Cato Property.
- Surrounding area includes commercial, industrial, residential and cemetery uses.

VICINITY MAP



EXISTING PROPERTIES IN RELATION TO CATO PROPERTIES

104 N. BRYANT STREET, PINE BLUFF, ARKANSAS 71601

SOUTH ARKANSAS
HOMES LLC



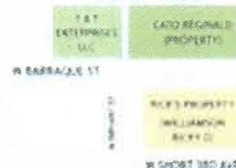
LEGEND

- CATO PROPERTIES (SUBJECT PROPERTIES)
- T & T ENTERPRISES (ADJACENT WEST)
- OTHER PROPERTIES
- ROADS

PROPERTY RELATIONSHIP SUMMARY

- Cato Properties are located on the north side of W. Baroque St.
- T & T Enterprises is immediately to the west of the Cato Properties.
- Ricky D (Williamson) is located directly across W. Baroque St. from the Cato Properties.
- Surrounding area includes commercial, industrial, residential and cemetery uses.

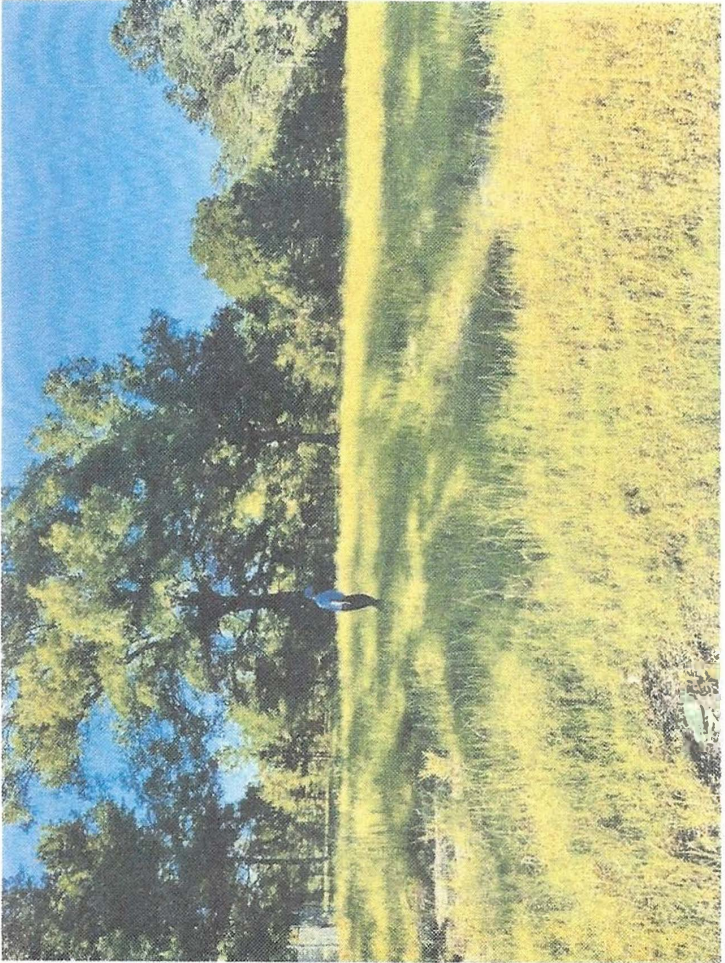
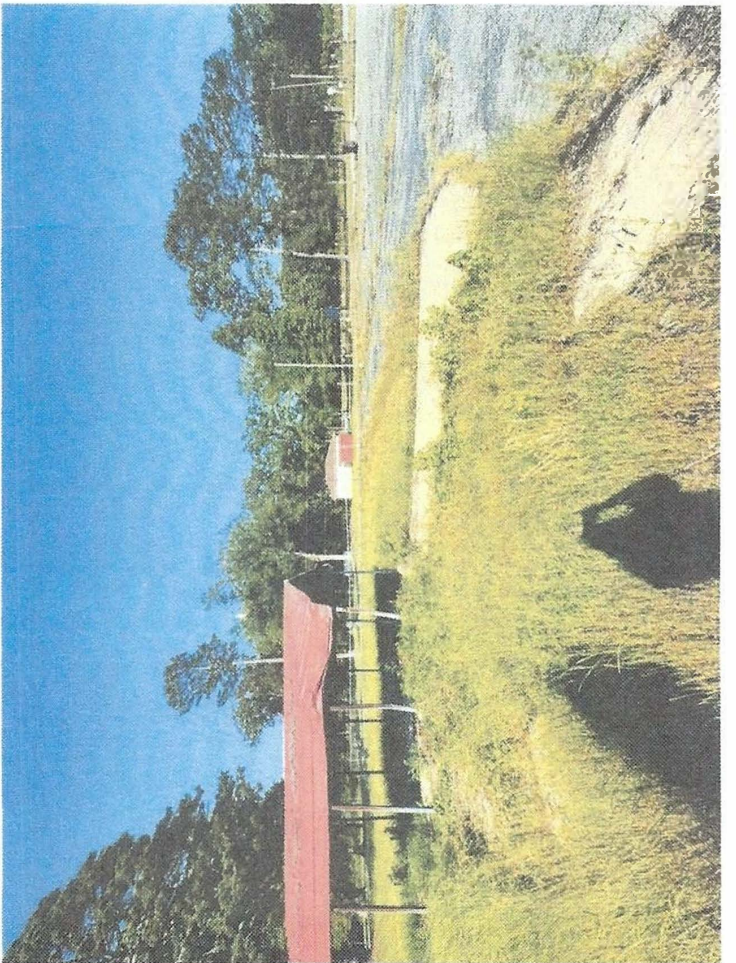
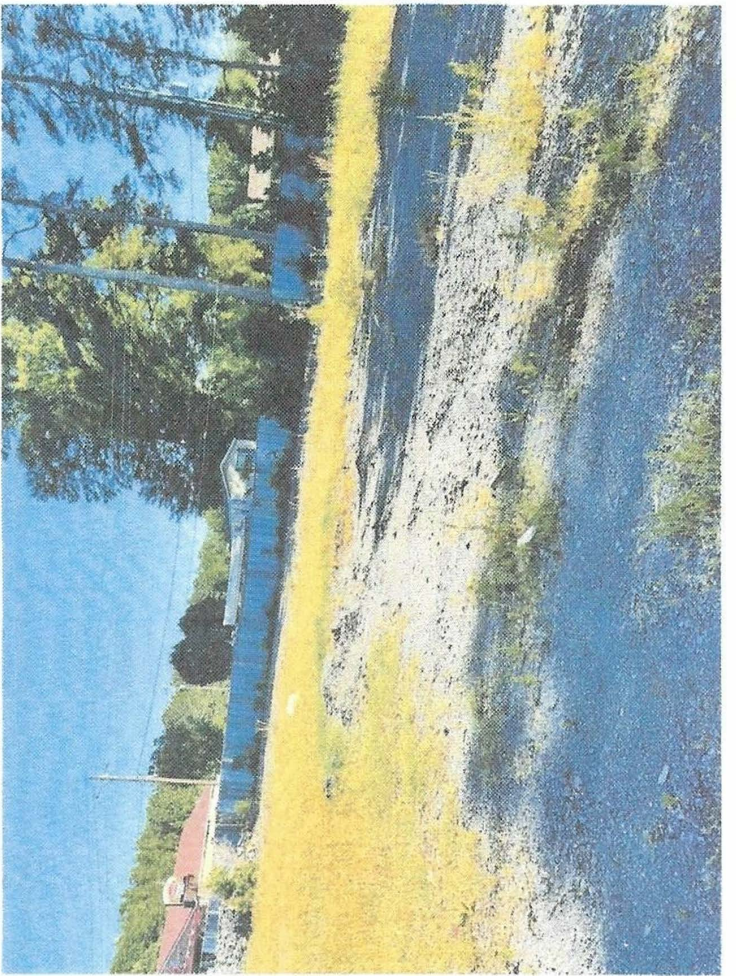
VICINITY MAP

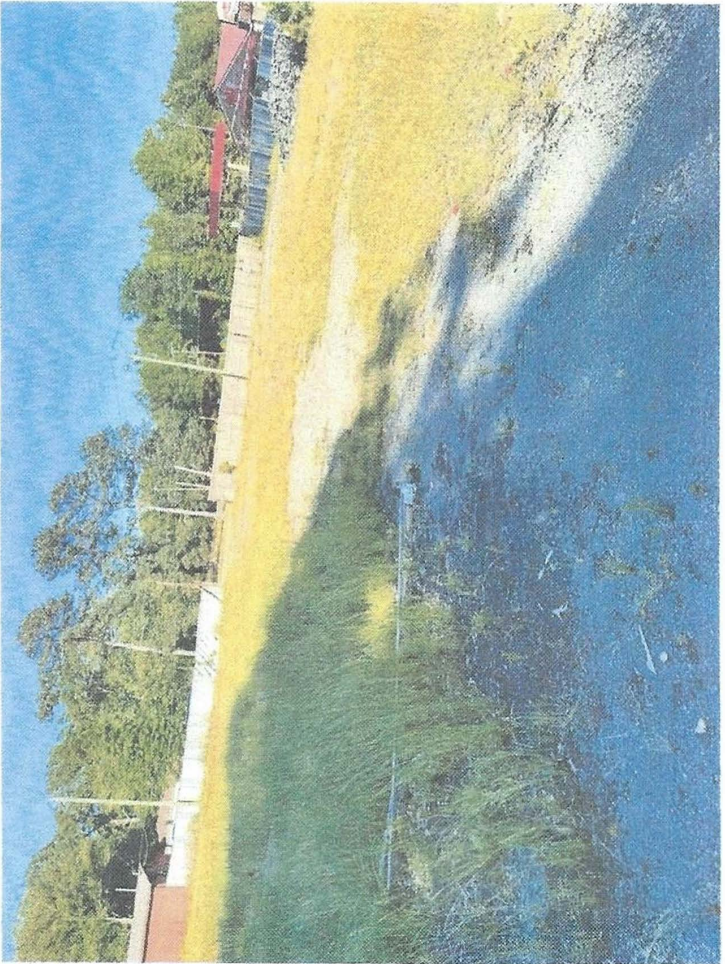
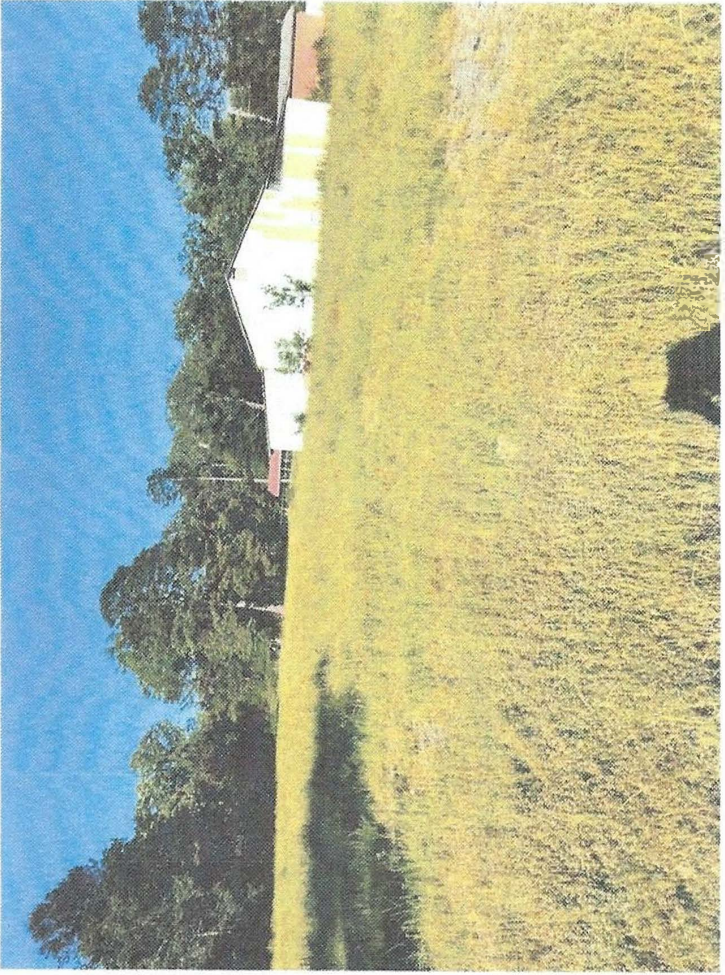
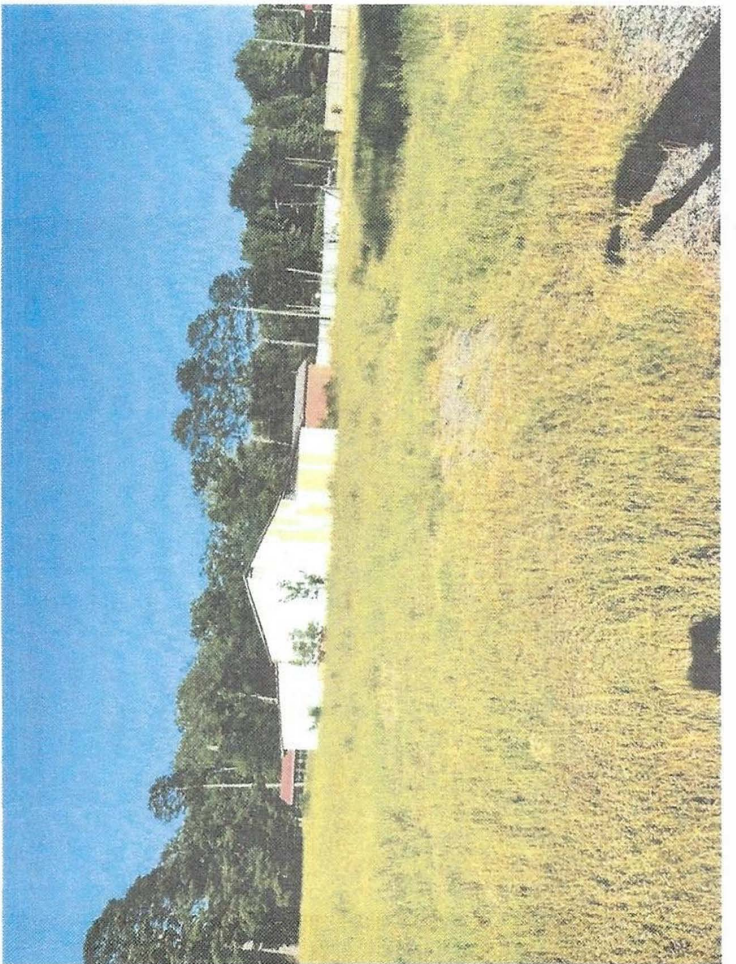
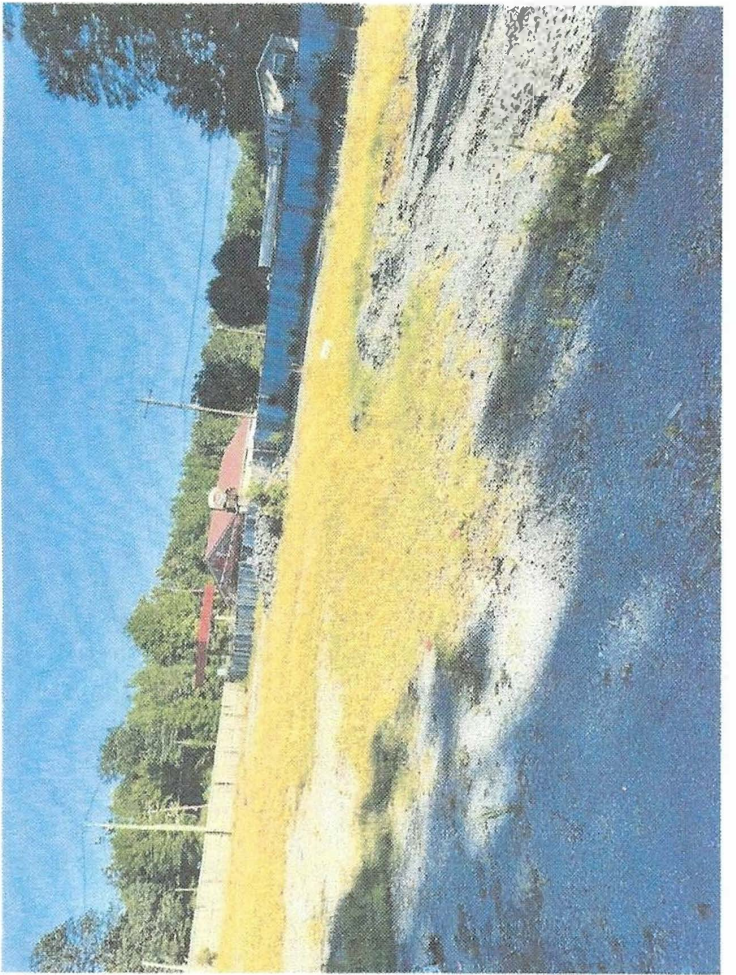


NOTES

This map is provided to show the location of the Cato Properties in relation to surrounding properties and with all information is based on aerial imagery. Any boundary lines and area measurements are subject to verification.









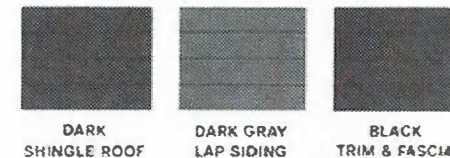
SOUTH ARKANSAS HOMES

MANUFACTURED HOUSING

COLOR PALETTE



EXTERIOR MATERIALS



EXTERIOR LIGHTING



FRONT VIEW

LEFT SIDE VIEW

RIGHT SIDE VIEW

REAR VIEW



WELCOMING APPEARANCE

Clean, professional look that builds trust.



DURABLE MATERIALS

Quality finishes for long-lasting value.



ATTRACTIVE LANDSCAPING

Well-maintained landscaping creates a great first impression.



CUSTOMER FOCUSED

Covered entry provides comfort in all weather.



SMART INVESTMENT

Curb appeal helps drive business growth.

ITEMS REQUIRED WITH SUBMITTAL

The following items must be received with returned application:

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

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

Other supporting documentation required with a returned application:

7. **Property Summary sheet** for the subject property. These may be obtained from the Real Estate Division of the Jefferson County Assessor's Office, Jefferson County Courthouse, Barraque & Main Street, Pine Bluff, AR.
8. **Property Summary sheets for properties within 300 feet of subject property**, including those properties across the street(s) from the subject property. The Property Summary sheet must contain the legal description of each property and the recorded owner of each property. These may be obtained from the Real Estate Division of the Jefferson County Assessor's Office, Jefferson County Courthouse, Barraque & Main Street, Pine Bluff, AR.
9. **Addressed, sealed public hearing notices** which the Zoning staff shall then mail to the adjacent property owners as identified in item 8 above. The property owners who are to be notified as owners shall be those property owners as recorded in the County Assessor's Office as owners. The notice shall be on a form provided by the zoning office and submitted to the zoning office for mailing along with the applicant's application. Shall state what the existing zoning classification is, what use is being proposed for the property, and the time and place where the public hearing will be held.

Applicant must provide a postage stamp for each property summary sheet

FOR OFFICE USE ONLY

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

APPLICATION FEE: Rezoning - \$150.00

HEARING NOTICE SIGNS POSTED: One (1) for each 200 feet of street frontage, up to five (5) maximum

\$35.00 per sign

Number of signs required: _____

\$ _____

Amount Paid

Date

Rec'd by

All Property Summary Sheets received? _____

Notice submitted to newspaper? _____

Stamped, Addressed Notices received? _____

Property posting date: _____

Hearing Notice date: _____

Property Posting Photos in file? _____

**RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION**

SUBJECT: Use Permit on Review request to establish a rooming house at 5620 Cheatham within a R-4, Residential zone.

APPLICANT: Trina Buckhanan

ZONING AND LAND USES: R-4, Residential

ZONING:	North:	R-4, Residential	LAND USE:	North:	Vacant
	South:	R-4, Residential		South:	S.F. Residence
	East:	R-4, Residential		East:	Vacant
	West:	R-4, Residential		West:	Vacant

History

2025-12-9	2501 S. Cherry	B-1 – Transitional Living	Denied
2023-10-31	2501 S. Cherry	B-1 - Sober Living	Denied
2021-3-30	1821 S. Elm	R-2 – Rooming house	Approved
2021-2-21	1300 W. 5 th	B-4 – Transitional Living	Approved
2015-11-24	1419 Missouri	R-3 – Transitional Living	Denied
2015-11-24	2119 W. 2 nd	I-3 - Transitional Living	Approved
2010-9-28	5607 Hoover	R-4 - Transitional Housing	Denied

REVIEW

Background and request – The applicant requests approval of a Use Permit on Review to establish a rooming house at 5620 Cheatham in an R-4 Residential zoning district. According to the application, the facility would provide housing for individuals transitioning from treatment for substance abuse into independent living. The application indicates that residents would occupy individual rooms while receiving a stable living environment during their transition back into the community. However, the application provides limited operational information. Details regarding resident capacity, staffing, length of stay, supervision, property management, security measures, transportation, counseling services, visitor policies, and house rules have not been included.

The Planning Commission's review is therefore limited to the land use compatibility of the proposed rooming house rather than the effectiveness or quality of the applicant's recovery program.

Site and Surrounding Area – The subject property is located within an established residential neighborhood characterized primarily by vacant lots and scattered single-family residences. The neighborhood has experienced gradual decline over several decades as evidenced by aging housing stock, deferred maintenance, vacant structures, and declining investment.

The property is zoned R-4 Residential, a district intended to accommodate a mixture of residential housing types at moderate density. Other than the residence located south the other adjoining lots are vacant. The proposed use would occupy an existing residential structure and does not involve new construction or significant site redevelopment.

Applicable Ordinance Provisions – The Pine Bluff Zoning Ordinance permits rooming houses within the R-4 Residential District only upon approval of a UPOR by the Planning Commission. When evaluating a conditional use request, the Commission should determine whether:

- The proposed use is consistent with the intent of the zoning district.
- The use will be compatible with surrounding land uses.
- Adequate parking and site access are provided.
- The use will not create excessive traffic, noise, or other adverse impacts.
- Appropriate conditions can be imposed to mitigate potential impacts.

Federal and state fair housing laws generally prohibit discrimination against individuals recovering from substance abuse who are not currently engaging in the illegal use of controlled substances. Consequently, the Planning Commission's review should focus on the land use characteristics of the proposed rooming house rather than the status or characteristics of its intended residents.

Parking and Site Compliance – The ordinance requires adequate off-street parking for rooming house uses based upon occupancy.

Because the application does not specify the number of residents per bedrooms, staff cannot determine whether sufficient parking will be available.

Items not addressed in the application include:

- Number of residents
- Number of available parking spaces
- Location of parking
- ADA accessibility

- Lighting
- Outdoor gathering areas
- Property management
- Staffing presence
- Emergency contact information

Without these operational details, it is difficult to evaluate whether the proposed use can function without adversely affecting surrounding residential properties. Traffic generation is expected to be relatively modest. Residents of transitional housing often rely upon shared transportation, employment transportation, public transportation, walking, or rides from support organizations. Nevertheless, employee vehicles, visitors, counselors, and service providers may increase parking demand depending upon the operational model.

Findings and Analysis – The proposed use presents both potential community benefits and planning concerns. Providing stable transitional housing for individuals completing substance abuse treatment serves an important community function by reducing homelessness, supporting recovery, and facilitating successful reintegration into society. Transitional housing is recognized as an important component of the continuum of care following treatment.

However, the Planning Commission's responsibility is to determine whether this specific location and operational plan are compatible with surrounding residential uses. Several factors weigh in favor of approval:

- The use remains residential in nature.
- No significant exterior alterations are proposed.
- Traffic volumes are expected to be substantially lower than many commercial uses.
- Transitional housing can be compatible with residential neighborhoods when properly managed.

Conversely, the application lacks sufficient operational information to fully evaluate potential impacts. Specifically, staff has not received information regarding:

- Maximum occupancy
- On-site supervision
- Staffing hours
- Security procedures
- Resident screening
- House rules

- Curfew policies
- Visitor management
- Parking management
- Property maintenance responsibilities
- Complaint resolution procedures

These operational characteristics are often the factors that determine whether a rooming house successfully integrates into an established neighborhood.

The surrounding neighborhood has experienced long-term physical and economic decline. While this fact does not preclude approval, the Commission should consider whether the proposed use will contribute to neighborhood stabilization through proper property maintenance and management or whether insufficient operational controls could create additional neighborhood concerns.

Because the intended residents are individuals transitioning from substance abuse treatment, public comments may focus on the characteristics of the residents. Staff emphasizes that land use decisions should not be based on generalized assumptions or stereotypes regarding persons in recovery. Instead, the Commission should evaluate the proposal using traditional zoning considerations such as compatibility, site design, traffic, parking, intensity of use, and property management.

Given the limited operational information provided, staff cannot conclusively determine whether the proposed use satisfies all conditional use criteria.

RECOMMENDATION

Because significant operational details necessary to evaluate compatibility have not been provided, staff recommends approval with conditions only if the applicant agrees to provide additional information and comply with operational requirements intended to protect surrounding residential properties.

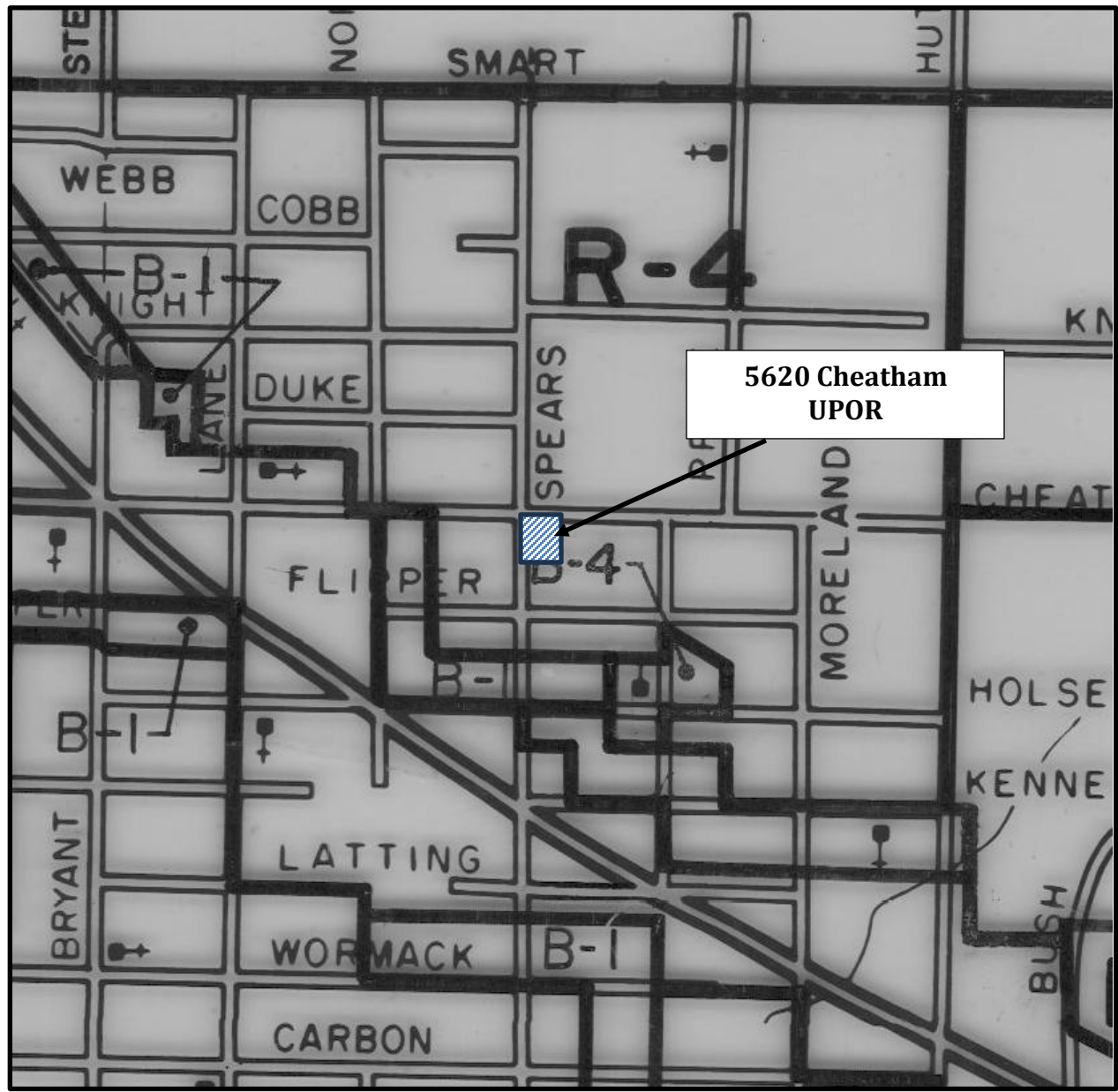
Suggested conditions include:

1. Submission of a detailed operational plan that includes supervision, resident intake procedures, visitor policies, parking management, and emergency contact information prior to issuance of any required permits.
2. Maximum occupancy shall be established and approved by the Fire Department and Zoning staff prior to operation.
3. Off-street parking shall be provided in accordance with zoning ordinance requirements and maintained at all times.
4. A responsible property manager or operator shall be available twenty-four (24) hours per day to respond to complaints or emergencies.

5. The property shall be maintained in compliance with all applicable property maintenance, fire, and building codes.
6. Outdoor activities shall be conducted so as not to create excessive noise or disturbances to adjoining residences.
7. Any substantial increase in occupancy or expansion of services beyond those represented to the Planning Commission shall require further review.
8. Failure to comply with the conditions of approval or operation in a manner that creates repeated verified violations of City ordinances may constitute grounds for review or revocation of the UPOR in accordance with City procedures.

If the applicant is unable or unwilling to provide the operational information necessary to evaluate compatibility, the Planning Commission may also determine that the request should be deferred until a complete operational plan is submitted.

NOTE: Because the residents are individuals in recovery from substance abuse treatment, the City should base its decision on objective land-use criteria and avoid relying on assumptions about the residents themselves. This strengthens the review and helps ensure consistency with federal fair housing protections while still allowing the Planning Commission to impose reasonable conditions related to parking, occupancy, management, and neighborhood compatibility.



Zoning Map



Ownership map



5620 Cheatham



5620 Cheatham – back yard and drive



5620 Cheatham – front yard



5620 Cheatham



Northwest corner Cheatham & Spears



Property north of 5620 Cheatham



Single family residence south and adjoining 5620 Cheatham



Property east of and adjoining 5620 Cheatham



Property west of 5620 Cheatham



Southwest corner Cheatham & Spears

Case No. 2026-879

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: Trina BuckhananBusiness Location: (address or lot, block, or nearest intersection) 5620 Cheatham

Property/Parcel ID No. _____

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

Applicant / Business OwnerName: Trina BuckhananAddress: 5620 CheathamPiTelephone: 870-692-5469Email: [REDACTED]

Fax: _____

Property Owner (Must be filled out if different)Name: Trina BuckhananAddress: 7289 Rustic CirclePine Bluff AR 71603Telephone: 870-692-5469Email: [REDACTED]

Fax: _____

Who will run the business? Trina Buckhanan Number of employees: 2Number of off-street parking spaces required: NONE Number provided: _____Are there any special licenses for your business? NO (explain) _____

Will you require a sign? _____

Trina Buckhanan6/29/26

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.)

Signature _____ Date _____

Signature _____ Date _____

Printed Name _____

Printed Name _____

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

Submission Deadline: _____ Expected Planning Commission Meeting Date: _____

• SEE REVERSE SIDE FOR SUBMISSION REQUIREMENTS •

It is our intention to assist you in making your project a success in a timely manner. Please call if you have any questions or need assistance from the City of Pine Bluff Inspection & Zoning Department, 200 E. 8th Avenue, Pine Bluff, AR 71611 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?

Residential Property

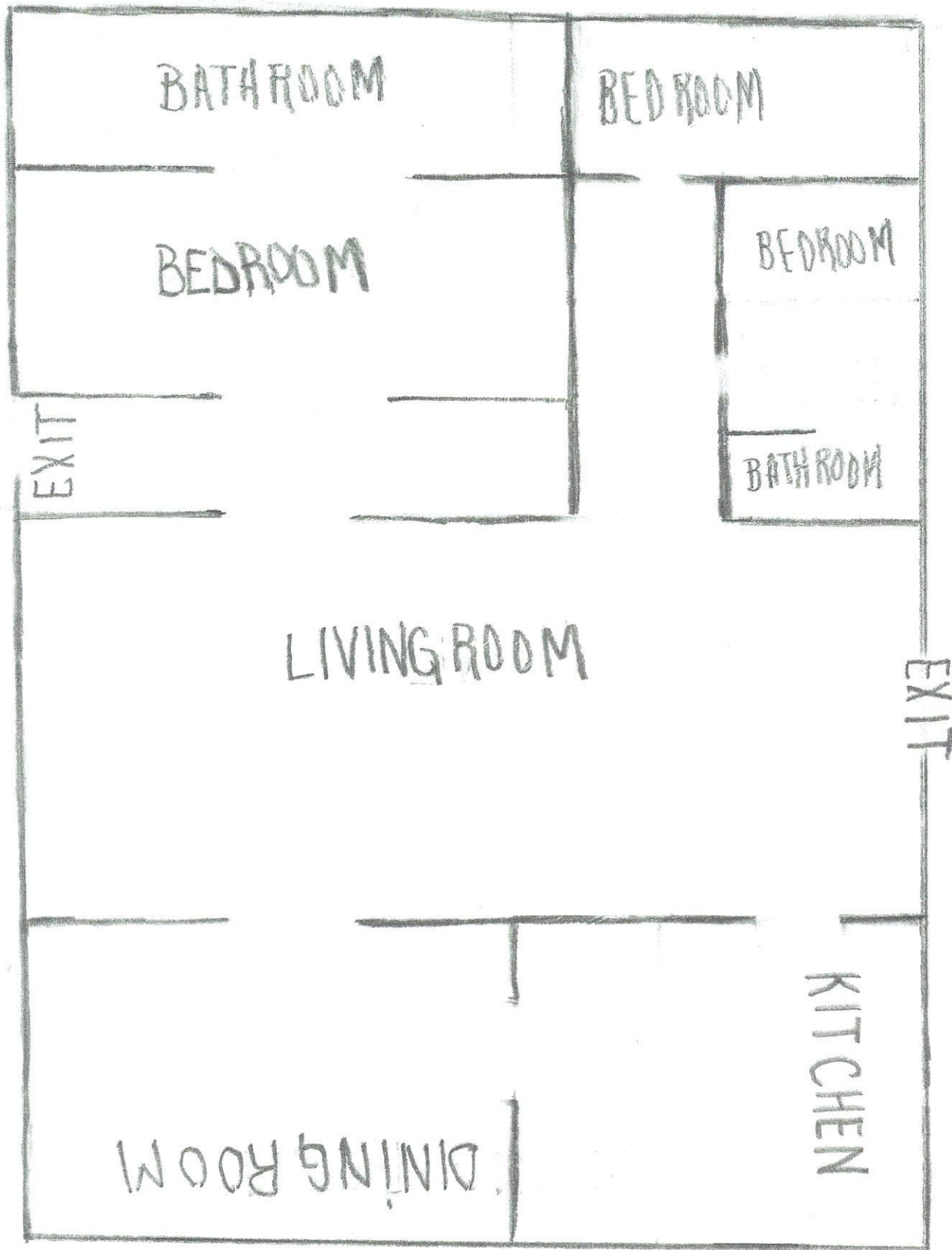
2. What is the proposed use and zone you are requesting?

Residential Property For Substance Client
multi-family / Congregate living

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

The progression from a substance abuse treatment program back into independent living is a critical period. Without stable housing, individuals face an elevated risk of relapse and homelessness. This proposal outlines the establishment of a residential rooming house designed to provide safe, affordable and structured adequate housing for individuals who have successfully completed substance abuse rehabilitation. Our goal is to bridge the gap between treatment and permanent independent living.

Environmental factors and financial factors include a safe alcohol and drug free housing, safe haven promoting positive lifestyle, sobriety, employment, other incomes including Disability, SSI, money management which allows saving of funds to gain permanent independent living.



Ownership Description
Name: BUCKHANAN TRINA
7289 RUSTIC CIR
PINE BLUFF
Subd.: COLL20 COLLEGE HEIGHTS ADD
S-T-R: 27-05-10
T.D.: 021 2 DOLLARWAY
Location: 5620 CHEATHAM ST
Legal: BLK 19, LOTS 7 & 8

Type: RI Res.Impr
Taxable: V Verify
Neigh: PBWEST2
Owner: 460083
Status: 24
Block: 019
City: PINE BLUFF
Map:
Old PID: 930-12427-000

AR 71603
Acres:

Assessment Summary

Year	2024	20%	2023	20%
Land	3,750	750	3,750	750
Bldgs	24,550	4,910	18,800	3,760
Total	28,300	5,660	22,550	4,510

Review Record

Date	By	Reason	Land	Buildings	Total
3/26/2024	RMS FC		3,750	24,550	28,300
2/6/24	RMS DWG	APPEARS TO BE REPAIRED AND OCCUPIED T/O ADJ 2024			
6/24/2023	KGB RV		3,750	18,800	22,550
5/18/2022	BEW FC	ADJ -25%R FOR FIRE DAMAGE	6,000	10,500	16,500
6/29/2018	SDH RA		6,000	13,400	19,400
7/1/2013	SDH RA		8,000	12,500	20,500
6/25/2008	RCP RA		8,000	16,000	24,000

Building Permit Record

Trend	Street	Utilities	Topography	Landscaping
☐ Improving	☐ Concrete	☐ No Water	☐ High	☐ Excellent
☐ Static	☐ Asphalt	☐ No Sewer	☐ Low	☐ Good
☐ Declining	☐ ChatSeal	☐ No Gas	☐ Rough	☐ Average
☐ New	☐ Gravel	☐ No Electric	☐ Flat	☐ Poor
☐ Old	☐ Dirt	☐ No Telephone	☐ Sloping	☐ None

Note
2/6/24 RMS DWG APPEARS TO BE REPAIRED AND

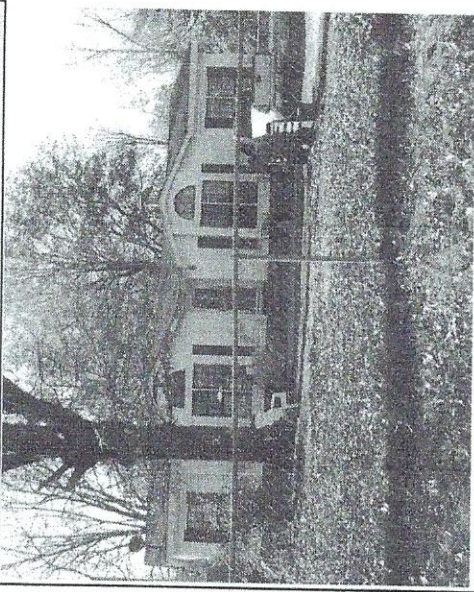
Ownership Record					
Date	Book	Page/Inst#	Amount	Type	Grantee
4/3/2023	2023R-03123			WD	BUCKHANAN TRINA
11/10/2021	1064-550		10,000 QC		BUCKHANAN CORDARREL & DERRICK LU
10/20/2017	995-628		5,000 QC		LEWIS LEONARD
1/19/2007	831-261		18,000 WD		HARTWOOD RENTAL LLC

Land Record					
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj
HL		1.000	1.000	0.000	0.00
					3,750
					100 X 120

Value
3,750

NC
100 X 120

HS



Total: 3,750

100 X 120

**RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION**

SUBJECT: Use Permit on Review request to establish a community garden at 4017 W. 4th Avenue in a R-4, Residential zone.

APPLICANT: O'Brennan Moss

ZONING AND LAND USES: R-4, Residential

ZONING:	North:	R-4, Residential	LAND USE:	North:	Vac lot
	South:	R-4, Residential		South:	Vac lot
	East:	R-4, Residential		East:	Vac – Res uses
	West:	R-4, Residential		West:	Vac lot

History

2026-6-30 -Multiple sites - UPOR – Community Garden with water meter - Approved
 2026-3-3 -1222 S. Alabama - UPOR – Comm. Garden with high tunnel – Approved
 2019-4-30 -1002 S. Indiana - UPOR – Comm Garden - Denied
 2019-4-30 -1006 S. Indiana - UPOR – Comm. Garden – Approved
 2019-4-30 -2401 Reeker - UPOR – Comm. Garden – Approved
 2019-4-30 -2809 Whiteside - UPOR – Comm. Garden – Approved
 2019-3-26 -2809 Virginia - UPOR – Comm. Garden – Denied
 2017-8-29 -1100 S. Cherry - UPOR – Comm. Garden - Approved

REVIEW

Background and request – The applicant is requesting approval to establish a community garden at 4017 W. 4th Avenue, including authorization to obtain and install utility services necessary to support the garden, such as water service for irrigation. The proposed use is intended to provide a neighborhood-oriented gardening area for the cultivation of vegetables, fruits, flowers, and other plants. The request is not presented as a commercial agricultural operation or retail use. The anticipated activity is primarily outdoor, low-intensity, and seasonal in nature. The subject property is located in an R-4 Residential District. The City of Pine Bluff zoning ordinance provides for single-family and other residential uses in the R-4 district and also allows the Planning Commission to review certain public, semipublic, recreational, and other uses that are compatible with the intent of the district. The ordinance specifically allows the Commission to impose conditions addressing site planning, screening, parking, and related matters.

Several community garden requests have also been approved by the Planning Commission in the recent past. Those actions provide relevant precedent for considering community gardens as a neighborhood-oriented use when the scale, appearance, and operation remain compatible with surrounding residential development.

Site and Surrounding Area – The subject property is located on W. 4th Avenue, approximately two blocks from Blake Street, a major traffic corridor. The surrounding area consists primarily of older residential development interspersed with vacant lots. The neighborhood reflects an established residential pattern, although portions of the area have experienced vacancy and reduced development activity.

The location is therefore not characterized by a uniformly developed residential environment. The presence of vacant lots provides opportunities for neighborhood-oriented improvements that can place otherwise underutilized property into productive use while maintaining the general residential character of the area. A community garden is generally compatible with this type of setting because it does not require substantial building construction, generates limited traffic, and can provide an improvement to vacant or underutilized property. The principal land-use considerations are maintaining the appearance of the property, preventing outdoor storage or accumulation of materials, properly managing water and drainage, and ensuring that the garden does not become a nuisance to adjoining residences. The proximity of Blake Street provides convenient access to a larger transportation corridor while the subject property remains within an established residential area.

Applicable Ordinance Provisions – The R-4 Residential District is intended for residential neighborhoods characterized by smaller lots and/or areas where preservation or improvement of the residential character can be accomplished through a broader mix of compatible residential uses. Under the R-4 regulations, the following uses are permitted or recognized within the district, among others:

- Single-family dwellings;
- Accessory uses and buildings;
- Duplexes;
- Manufactured and modular homes; and
- Certain other residential and residentially compatible uses.

The R-4 regulations further provide that the Planning Commission may review and approve parks and playgrounds, public and semipublic uses, and other uses deemed appropriate by the Commission, with the ability to impose conditions concerning

site plan, screening, parking, and protection of the public health, safety, and welfare.

A community garden is not specifically identified as a separate permitted use in the R-4 district. However, the use is comparable in character and intensity to a neighborhood recreational/open-space use and may reasonably be considered under the Commission's authority to approve other appropriate uses that are consistent with the basic intent of the district. The requested utility service should be limited to utilities reasonably necessary to operate the approved garden. Installation of water, electrical, or other utility service should remain subject to the applicable requirements of the city and utility providers.

Parking and Site Compliance – A community garden of the type proposed is expected to generate substantially less traffic than a conventional commercial or institutional use. Garden activity would generally consist of residents walking or driving to the property to tend garden plots, with periodic delivery or pickup of gardening materials. The R-4 district establishes a requirement of two off-street parking spaces for each single-family residence. The zoning regulations do not establish a specific parking ratio for a community garden. Given the anticipated low-intensity nature of the proposed use, a formal commercial parking area does not appear necessary. However, the following site considerations should apply:

1. Garden-related vehicles should not obstruct W. 4th Avenue, sidewalks, alleys, or neighboring driveways.
2. Any parking or loading associated with the garden should occur on the subject property or in a lawful parking location.
3. Garden equipment, soil, compost, lumber, containers, and similar materials should be maintained in an orderly manner and should not be allowed to accumulate in a manner that creates a nuisance.
4. Watering and irrigation systems should be designed so that runoff does not create drainage problems for adjoining properties or public rights-of-way.
5. Any fencing should be maintained in good condition and should comply with applicable City requirements.
6. No permanent storage building, greenhouse, high tunnel, commercial structure, or other substantial improvement should be added without separate zoning and/or building review if required.
7. Utility installation should be limited to that necessary to serve the approved garden and should not be construed as approval for a separate residential, commercial, or other use of the property.

The proposed garden would have a relatively low impact on traffic and parking when compared with many other uses that may be considered in a residential setting.

Findings and Analysis – The proposed community garden is generally consistent with the residential character and intent of the R-4 district. Although community gardens are not expressly listed as a principal permitted use, the Planning Commission has authority to approve compatible uses and may impose conditions necessary to protect surrounding properties and the public welfare. The proposed use is low intensity, generates limited traffic, requires little or no building development, and can provide a productive and attractive use for property within an area containing both older homes and vacant lots. The location approximately two blocks from Blake Street also provides reasonable access without placing the garden directly on a major traffic corridor.

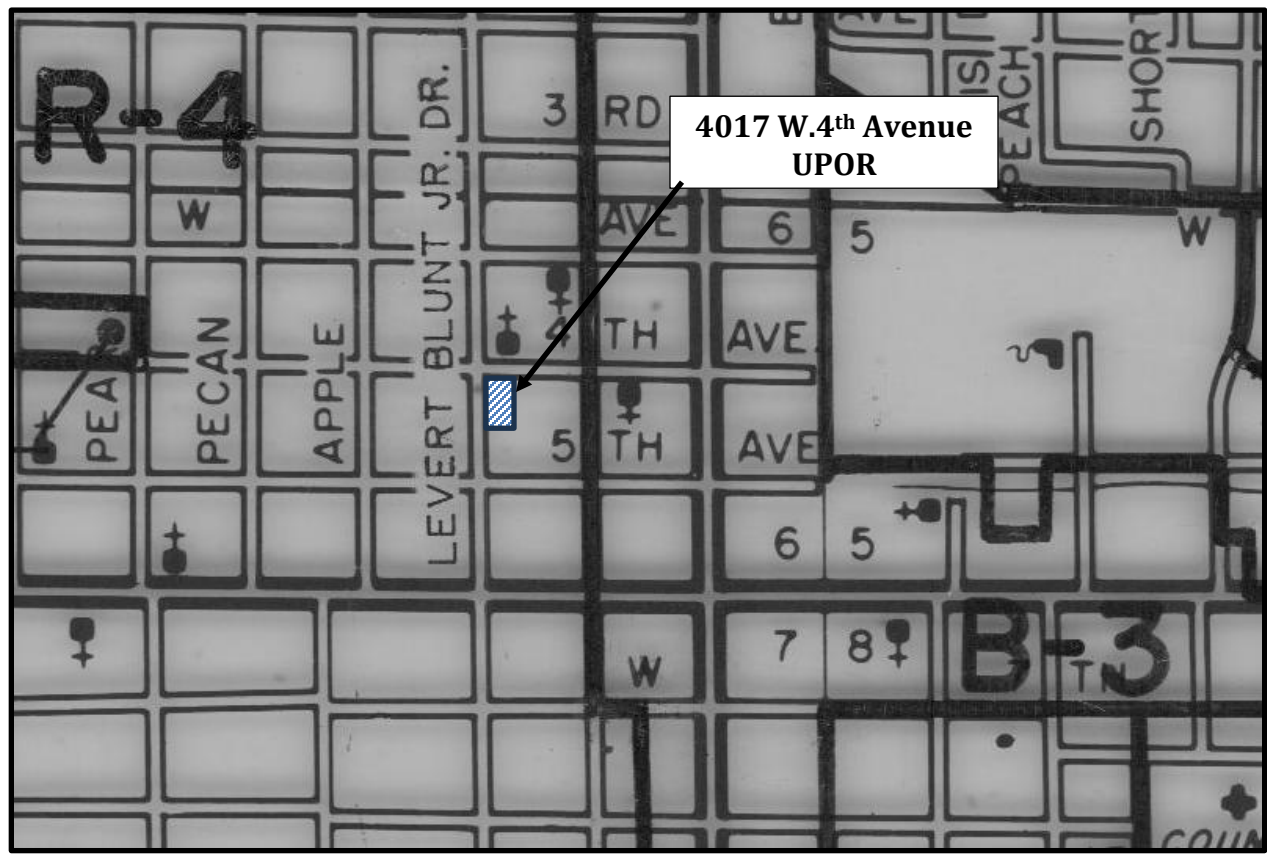
Recent Planning Commission approvals of similar community garden requests provide additional support for treating this type of use as an appropriate neighborhood use when reasonable site and operational conditions are imposed. Staff finds that the request can be approved without adversely affecting the surrounding residential area, provided the garden remains limited to a neighborhood/community gardening use and the property is maintained in an orderly condition.

RECOMMENDATION

Staff recommends approval of the request to establish a community garden at 4017 W. 4th Avenue, including the installation of utility service necessary to support the garden, subject to the following conditions:

1. The property shall be used primarily as a community garden and related neighborhood open-space use.
2. Water and other utility services shall be limited to those reasonably necessary for the approved garden and shall comply with all applicable city and utility-provider requirements.
3. No commercial retail, sales, or other substantially different use shall be established without additional zoning review and approval where required.
4. Parking and garden-related vehicles shall not obstruct public streets, sidewalks, alleys, or neighboring properties.
5. The property shall be maintained in a clean, orderly, and sanitary condition, including control of weeds, refuse, equipment, and accumulated materials.

6. Irrigation and drainage improvements shall be designed and maintained so as not to create adverse drainage impacts on adjoining properties or public rights-of-way.
7. Any future structures or substantial site improvements shall be subject to applicable zoning, building, and permitting requirements.



Zoning Map



Ownership map



4017 W. 4th – NE corner of 4th & Levert Blunt Drive



SE corner of 4th & Levert Blunt Drive



SW corner of 4th & Levert Blunt Drive



NW corner of 4th & Levert Blunt Drive



Adjoining property to the east of 4107 W. 4th



Property adjoining and to the north of 4017 W. 4th



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: Grow Sumthin Challenge Gardens

Business Location: (address or lot, block, or nearest intersection) 4017 West 4th Ave

Property/Parcel ID No. 93045464000

Size of Property (acres): 0.35

Current Zoning: Residential Vac Ward: 4

R-4

Applicant / Business Owner

Name: O'Brennan Moss

Address: 3217 Miramar Drive

Pine Bluff, AR 71603

Telephone: (970) 692-9842

Email: [REDACTED]

Fax: [REDACTED]

Property Owner (Must be filled out if different)

Name: Bennie Savage

Address: 1706 W 29th

Telephone: 870-489-8430

Email:

Fax:

Who will run the business? O'Brennan Moss

Number of employees: 2-4

Number of off-street parking spaces required: 2-3

Number provided: 2-3

Are there any special licenses for your business? Yes

(explain) City of Pine Bluff Business

License, AR Sales Tax, Occupation License

Will you require a sign? Yes

[Signature]

7-19-26

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.)

Bennie Savage 7-28-26

Signature Date

Signature Date

Bennie Savage

Printed Name

Printed Name

Owner ☒ or Authorized Agent

Owner ☐ or Authorized Agent

(Check one)

(Check one)

Submission Deadline: _____ Expected Planning Commission Meeting Date: _____

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

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

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

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

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

Current Zone: Residential-Vacant (Ward 4) Current Use:
vacant residential parcel utilized for urban agricultural
activities, community gardening, and educational outreach since
2018.

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

Continued urban agricultural production, community gardening,
seasonal crop cultivation, educational workshops, and community
events, with addition of permitted water utility access. Requesting
UPOR approval under the existing Residential zoning.

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

Grow Sumthin Challenge Gardens has actively maintained and
operated the vacant residential lot located at 4017 West 4th
Ave as an urban agriculture and community garden site since
2018. To support the continued expansion, plant health, and
proper maintenance of our community garden project, we
are formally requesting UPOR approval to officially
establish water utility services on the property.

The proposed use remains strictly agricultural and
educational. Activities on the site include soil preparation,
the installation of raised beds, seasonal crop cultivation,
composting, rain-water harvesting systems, educational
workshops, and community based events. No permanent
residential or commercial structures will be built on
the property. Granting this review approval and
activating water utility services will allow us to
maintain a clean, green, weed-controlled, and
aesthetically improved property that directly
combats urban blight, support local food security,
and serves the residents of Pine Bluff with integrity
and community pride.

LEASE AGREEMENT

1. **PARTIES** This Lease Agreement ("Lease") is entered into this 9th day of July, 2026, by and between:

Landlord: Bennie Savage (Owner of Record)

Tenant: Grow Sumthin Challenge Gardens Inc.

2. **PROPERTY DESCRIPTION** The Landlord hereby leases to the Tenant the vacant parcel(s) of land located at the intersection of **4017 West 4th Street, Pine Bluff, Arkansas, 71602** (the "Property").

3. TERM & RENEWAL

Initial Term: The term of this Lease shall be for a period of 2 year(s), commencing on 7-9th, 2026, and terminating on 7-9th, 2028.

Renewal: This Lease shall automatically renew for successive one-year terms under the same conditions unless either party provides written notice of non-renewal at least sixty (60) days prior to the expiration of the current term.

4. RENT & CONSIDERATION

- In lieu of monetary rent, Tenant agrees to maintain the lot in a clean, weed-controlled, and aesthetically improved state, fulfilling local municipal code requirements.

5. PERMITTED USE

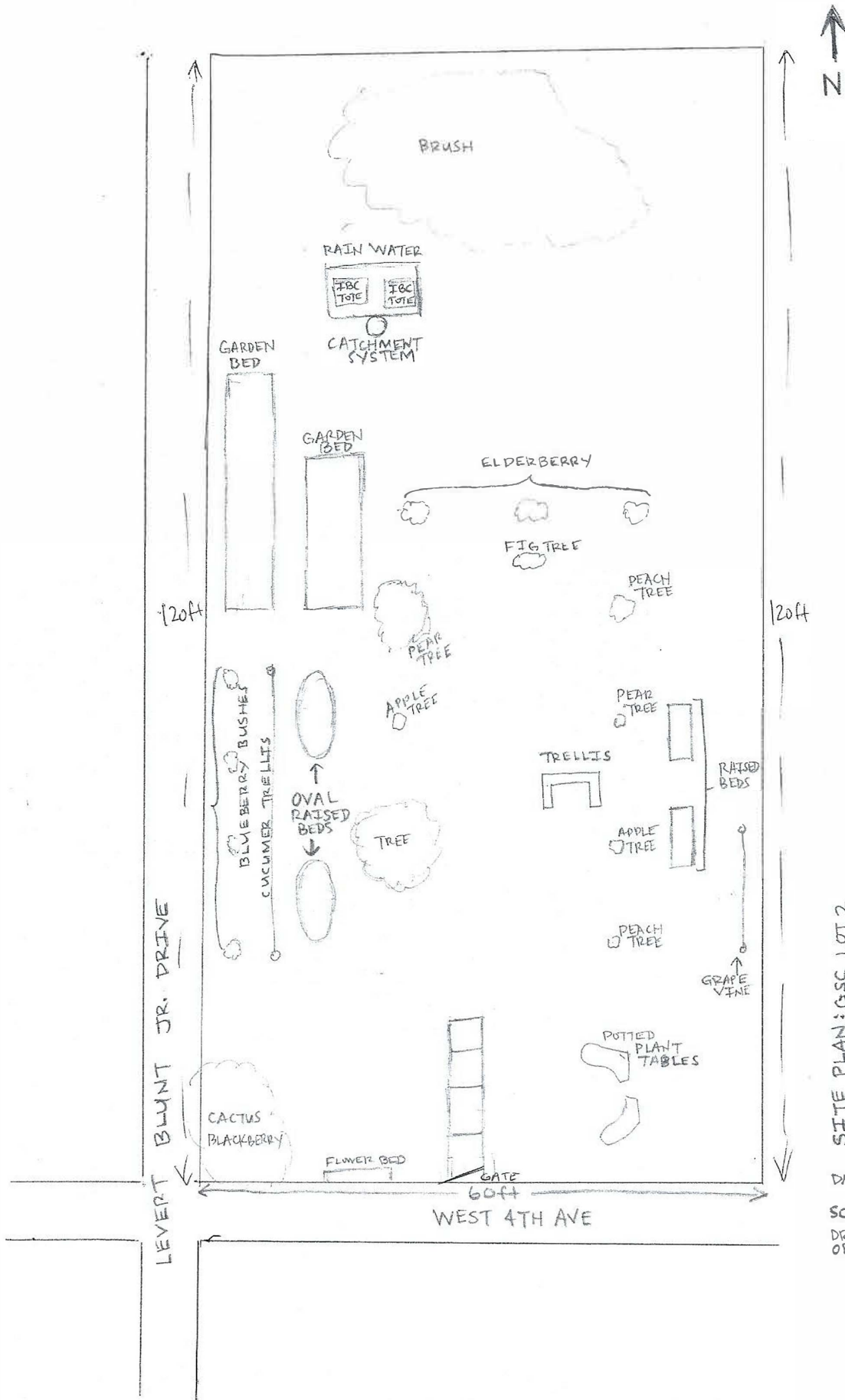
- The Property shall be used solely for urban agricultural purposes, including but not limited to: soil preparation, installing raised garden beds, planting crops (vegetables, fruits, herbs), installing temporary season-extension structures (hoop houses/high tunnels), composting, educational workshops, and community events.
- No permanent residential structures shall be built on the Property.

6. WATER & UTILITIES

- Tenant shall be responsible for securing and paying for any water, electricity, or other utilities required for agricultural production on the Property.

7. MAINTENANCE & LIABILITY

Maintenance: Tenant agrees to maintain the Property in a reasonably neat and orderly condition, managing trash and controlling weeds.



SITE PLAN: GSC LOT 2
4107 WEST 4TH AVE
PINE BLUFF, ARKANSAS

DATE: JULY 29, 2026

SCALE: 1 inch = 10 ft

DRAWN BY:
OBRENNAN MOSS





Ownership Description**Name:** SAVAGE IONA

PO BOX 20384

WHITE HALL

AR 71612-0384

Subd.: MONK80 MONKS WESTERN**S-T-R:** 06-06-09**T.D.:** 021 2 DOLLARWAY**Location:** 4017 W 4TH AVE**Legal:** BLK 3, LOT 5**Type:** RV Res.Vac
Taxable: N Notallow**Neigh:** PBORIG**Owner:** 427963**Status:****Tax Status:****Block:** 003 **Lot:** 005**City:** PINE BLUFF**Map:****Old PID:****Assessment Summary**

Year	2023	20%	2004	20 %
Land	3,000	600	2,000	400
Bldgs				
Total	3,000	600	2,000	400

Review Record

Date	By	Reason	Land	Buildings	Total
6/24/2023	KGB	RV	3,000		3,000
6/29/2018	SDH	RA	2,000		2,000
7/1/2013	SDH	RA	2,000		2,000
7/1/2009	SDH	RV	2,000		2,000
6/25/2008	RCP	RA	2,000		2,000
1/20/2004	LNT	FC	2,000		2,000

Building Permit Record

Date	Amount	Purpose	Note
3/4/2003			PER GIS THIS DWG APPEARS TO SIT ON LOT 4
1/28/2003		DR Demo Res	1/20/04 LT DWG GONE TO 04 CLF & OB HERE NV

Ownership Record

Date	Book	Page/Inst#	Amount	Type	Grantee
3/4/1975	443-525				SAVAGE IONA

Land Record

Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec O	Adj1	%	Adj2	%	Value	NC	HS
	HL	1.000	1.000		.000	3000.00						3,000		
			0.000			0.00						50*112		

**RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION**

SUBJECT: Use Permit on Review request to reestablish a school at 3201 Ridgway Road in a R-1, Residential zone.

APPLICANT: Shajuanne Burnett – Creative Minds Academy

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

ZONING:	North:	R-1, Residential	LAND USE:	North:	Vacant
	South:	R-1, Residential		South:	Single Family Residential
	East:	R-1, Residential		East:	Woods / Windsor Colony Residential
	West:	RMF-21, Res. Multifamily		West:	Apartments

HISTORY

2025-8-26 - 3201 Ridgway Rd – UPOR – Operate a youth and food program, camp in R-1 – Approved
 2025-2-25 - 3201 Ridgway Rd - UPOR – Operate a substance abuse treatment facility - Pulled by applicant

REVIEW COMMENTS

Background and request: The applicant is requesting approval to reestablish a school at 3201 Ridgway Road in an R-1, Residential zoning district. The subject property consists of approximately 27 acres and contains an existing school building that was specifically designed, constructed, and operated as a school for many years in the past.

The request is therefore not for the introduction of a new school structure or the conversion of a residential property to an institutional use. Rather, the request is to return an existing school site and building to its historical educational use.

Under the City of Pine Bluff Zoning Ordinance, public elementary schools and other educational institutions with a curriculum equivalent to a public elementary school are uses permitted upon review and approval of the Planning Commission in the R-1 district. The Commission may impose reasonable conditions addressing site plan, screening, parking, and other matters necessary for the protection of the public health, safety, and welfare.

Site and Surrounding Area: The subject property contains more than 27 acres, providing a substantial amount of land for the proposed use. The existing school building is located approximately in the center of the property, leaving

considerable open area between the principal structure and the adjoining property lines. The surrounding land uses are predominantly residential or undeveloped:

- **West:** Apartment development.
- **East:** Single-family residences subdivision
- **South:** Single-family residential development
- **North:** Wooded and undeveloped property.

The location and configuration of the site are significant considerations. The school building is not positioned immediately adjacent to surrounding residences, and the large tract provides separation and buffering from neighboring properties. The existing site configuration also indicates that the property was originally planned to accommodate the traffic, parking, pedestrian circulation, and other activities associated with a school. The proposed reestablishment of the school would restore a use historically associated with the property rather than introduce an entirely new land-use pattern to the neighborhood.

Zoning and Land Use Considerations: The R-1 Residential District is intended primarily for single-family residential development and for uses that complement and enhance the residential character of the area. Section 29-101 of the Pine Bluff Zoning Ordinance identifies public elementary schools and other educational institutions with curriculum equivalent to a public elementary school as uses permitted upon review and approval of the Planning Commission. The ordinance specifically authorizes the Commission to impose special conditions concerning such matters as the site plan, screening, and parking.

The ordinance also provides the Commission with authority to consider public and semipublic uses and other uses deemed appropriate where the use conforms to the basic intent of the district and can be demonstrated to be appropriate for the protection of the public health, safety, and welfare. Accordingly, the school use is not prohibited by the R-1 zoning classification. It is a recognized use subject to Planning Commission review and approval. Any improvements, alterations, additions, signage, utilities, accessibility improvements, or other physical changes associated with reestablishing the school should comply with applicable building, fire, life-safety, accessibility, subdivision, drainage, and other city requirements.

Parking and Site Operational Impacts: Because the property was originally designed and used as a school, the site should be evaluated based upon its existing parking and circulation characteristics rather than solely on the availability of land. The approximately 27-acre tract provides substantial space for parking, student and staff circulation, drop-off/pick-up operations, and other school-related activities.

Prior to final approval or issuance of applicable permits, staff should verify that the existing parking area and access arrangements are adequate for the proposed enrollment, staffing, and operational characteristics of the school. Given the central placement of the school building and the substantial size of the property, the site appears generally capable of accommodating the operational needs of a school without requiring a significant expansion of the developed footprint.

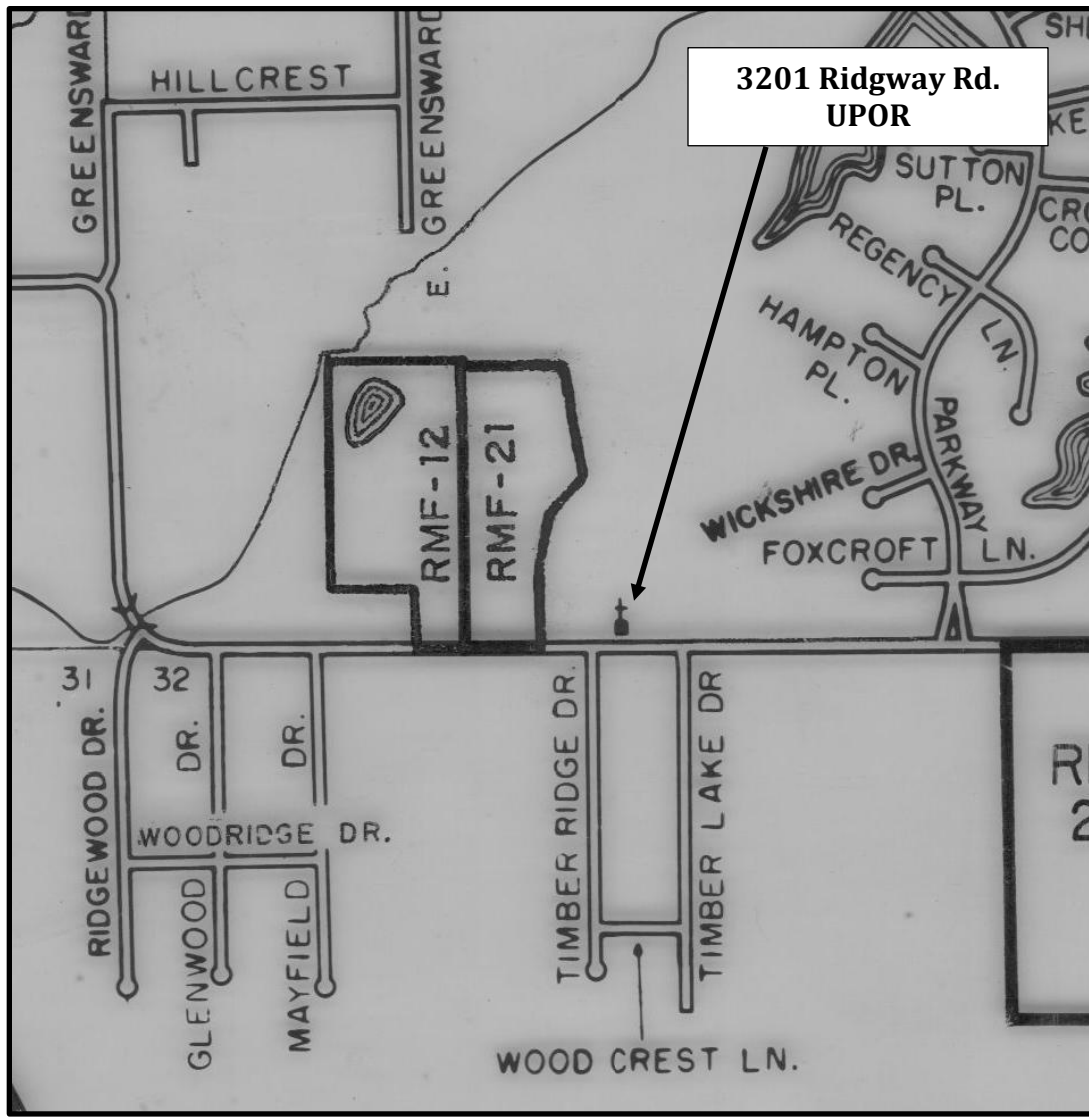
Findings and Analysis: Because the property was originally designed and used as a school, the site should be evaluated based upon its existing parking and circulation characteristics rather than solely on the availability of land. The approximately 27-acre tract provides substantial space for parking, student and staff circulation, drop-off/pick-up operations, and other school-related activities.

Based on existing layout the site appears to have Adequate off-street parking for employees, visitors, and other users, safe ingress and egress from Ridgway Road, student drop-off and pick-up circulation that does not create unnecessary congestion on Ridgway Road, emergency vehicle access and pedestrian access and accessibility. Given the central placement of the school building and the substantial size of the property, the site appears generally capable of accommodating the operational needs of a school without requiring a significant expansion of the developed footprint.

Recommendation

Staff recommends approval of the request to reestablish a school at 3201 Ridgway Road, subject to the following conditions:

1. The school shall operate in accordance with the submitted application and information presented to the Planning Commission.
2. Existing buffering and separation from adjoining residential properties shall be maintained to the greatest practical extent,
3. Any substantial expansion of the building, significant change in enrollment or intensity of use, or material change to the approved site arrangement shall be subject to additional review as required by the City.
4. Approval of Fire and Inspection department.





Ownership map



3201 Ridgway



Property to the west



Adjoining property to the west - Apartments



Adjoining property to the west - Apartments

Adjoining Residences to the south – next 5 photos





Case No. 20210-1059



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: Creative Minds Academy 3 Leadership Center R-1

Business Location: (address or lot, block, or nearest intersection) 3201 Ridgeway
Rd P.B. AR 71603 Property/Parcel ID No. 931-819510-000

Size of Property (acres): 27.77 Current Zoning Former Educational Ward: 3

Applicant / Business Owner

Name: Shayuanne Burnett

Address: 930 S. Catalpa St
P.B. AR 71603

Telephone: 760 336 9321

Email: smacademy3@gmail.com

Fax: _____

Property Owner (Must be filled out if different)

Name: Mohammad M. Rahman

Address: 6540 Westminister
Benton, AR - 72019

Telephone: 870-718-0452

Email: MATIBRAHMAN7520@gmail.com

Fax: _____

Who will run the business? Shayuanne Burnett Number of employees: 12-15

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

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

Will you require a sign? yes

Shayuanne Burnett

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.)

Mohammad M. Rahman 07/22/26

Signature Date

Printed Name

Owner ☒ or Authorized Agent _____

(Check one)

Signature _____ Date _____

Printed Name _____

Owner _____ or Authorized Agent _____

(Check one)

Submission Deadline: _____ Expected Planning Commission Meeting Date: _____

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

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

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

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

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

Former Educational Facility
(Previously operated as a private school campus.)

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

Private, Christian Academy, & Leadership Center
Seeking to serving Pre-K through 8th grade with before
and after school, Summer programs, tutoring and enrichment center

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

I am respectfully requesting approval of a use permitted on parcel to operate Creative Minds Academy's Leadership Center @ 3201 Hedgeway Rd. P.B. 11. The property has previously been used as an educational facility, and my intent is to continue its educational purpose by providing a safe, structured, and faith based learning environment for children in our community. Creative Minds Academy's Leadership Center will serve students in Pre-K through 8th grade. Our mission is to provide quality academic instruction while developing leadership, character, life skills and positive citizenship. In addition to regular school hours, we plan to offer before-school care, after school care, summer enrichment programs, tutoring, and educational activities that support working families throughout the community. The school will operate during normal educational hours with trained staff and administrators. We anticipate employing 12-15 staff members during our initial phase of

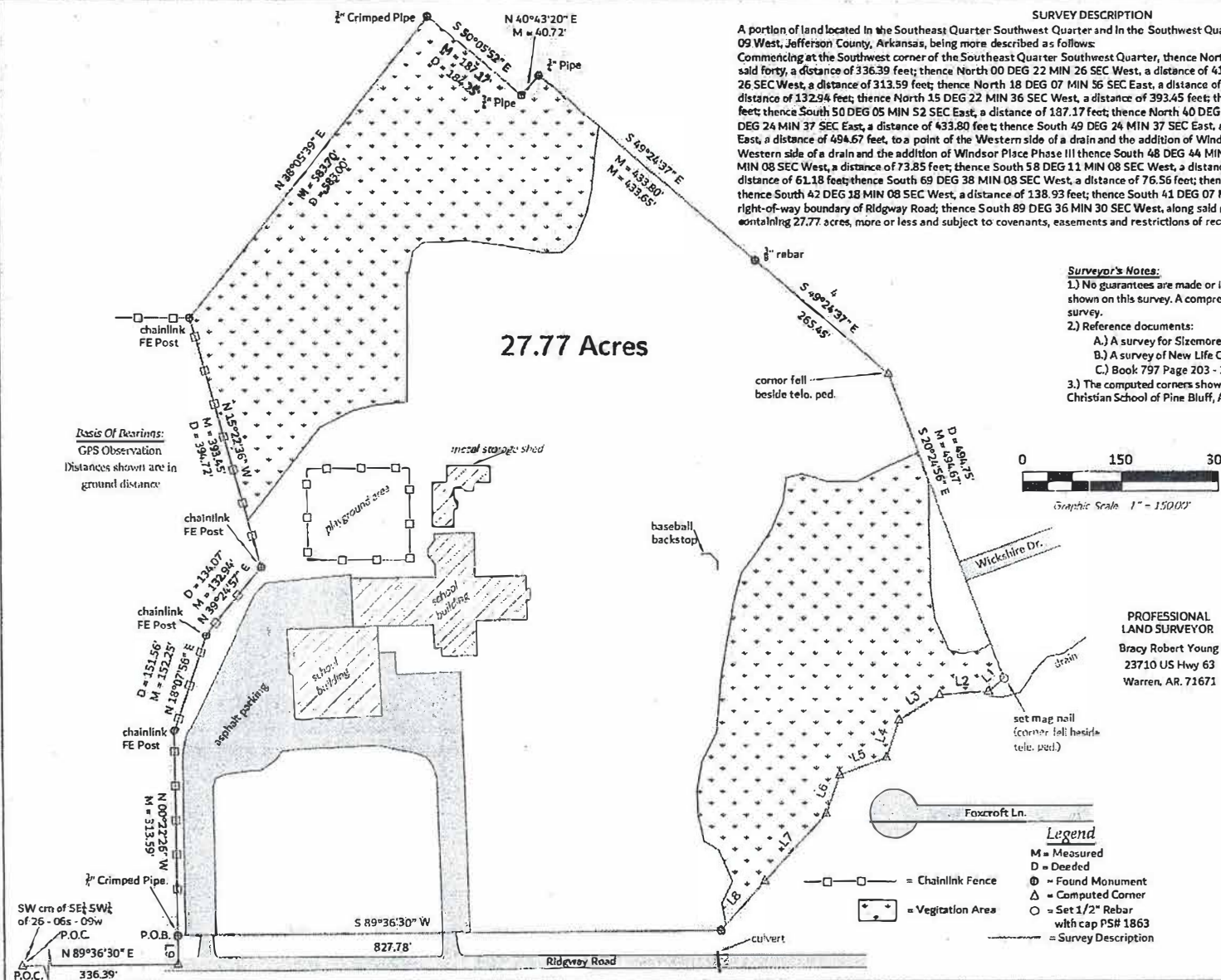
operation. The existing parking areas, building layout, and campus are suitable for the proposed educational use.

Our goal is to provide families in Pine Bluff with another quality educational option that promotes academic excellence, leadership development, and community involvement. We are committed to operating the facility responsibly, maintaining the property, complying with all City of P.B. ordinances, Arkansas Department of Education requirements, Arkansas Department of Human Services regulations, and all applicable health & safety standards. Because this property has historically served educational purposes our request represents a continuation of that community use while bringing new investment, employment opportunities, and educational services to the area. For these reasons, I respectfully request approval of Use permitted on license application. Thank you for your consideration.

Respectfully submitted,

Sharon Bennett
President: CEO

Creative Minds Academy: Leadership Center.



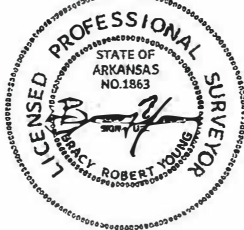
A portion of land located in the Southeast Quarter Southwest Quarter and in the Southwest Quarter Southeast Quarter of Section 29, Township 06 South, Range 09 West, Jefferson County, Arkansas, being more described as follows:

Commencing at the Southwest corner of the Southeast Quarter Southwest Quarter, thence North 89 DEG 36 MIN 30 Sec East, along the South boundary line of said forty, a distance of 336.39 feet; thence North 00 DEG 22 MIN 26 SEC West, a distance of 41.50 feet, to the Point of Beginning; thence North 00 DEG 22 MIN 26 SEC West, a distance of 313.59 feet; thence North 18 DEG 07 MIN 36 SEC East, a distance of 152.25 feet; thence North 39 DEG 24 MIN 57 SEC East, a distance of 332.94 feet; thence North 15 DEG 22 MIN 36 SEC West, a distance of 393.45 feet; thence North 38 DEG 05 MIN 39 SEC East, a distance of 583.70 feet; thence South 50 DEG 05 MIN 52 SEC East, a distance of 187.17 feet; thence North 40 DEG 43 MIN 20 SEC East, a distance of 40.72 feet; thence South 49 DEG 24 MIN 37 SEC East, a distance of 433.80 feet; thence South 49 DEG 24 MIN 37 SEC East, a distance of 265.45 feet; thence South 20 DEG 24 MIN 56 SEC East, a distance of 494.67 feet, to point of the Western side of a drain and the addition of Windsor Place Phase II; the following courses being made along the Western side of a drain and the addition of Windsor Place Phase III thence South 48 DEG 44 MIN 08 SEC West, a distance of 30.63 feet; thence South 85 DEG 33 MIN 08 SEC West, a distance of 73.85 feet; thence South 58 DEG 11 MIN 08 SEC West, a distance of 73.68 feet; thence South 19 DEG 01 MIN 08 SEC West, a distance of 61.18 feet; thence South 69 DEG 38 MIN 08 SEC West, a distance of 76.56 feet; thence South 19 DEG 34 MIN 08 SEC West, a distance of 62.08 feet; thence South 42 DEG 18 MIN 08 SEC West, a distance of 138.93 feet; thence South 41 DEG 07 MIN 53 SEC West, a distance of 100.62 feet, to the North right-of-way boundary of Ridgway Road; thence South 89 DEG 36 MIN 30 SEC West, along said right-of-way, a distance of 827.78 feet, to the Point of Beginning, containing 27.77 acres, more or less and subject to covenants, easements and restrictions of record.

Surveyor's Notes:

- 1) No guarantees are made or implied that all servitudes of record affecting this property are shown on this survey. A comprehensive title search was not performed in compiling data for this survey.
- 2) Reference documents:
- A.) A survey for Silemore Properties dated 5/16/2003 by PS# 1205.
- B.) A survey of New Life Christian School of Pine Bluff, AR, dated June 5, 2007 by PS# 770.
- C.) Book 797 Page 203 - 205
- 3) The computed corners shown along the drain are computed by using the survey for New Life Christian School of Pine Bluff, AR, dated June 5, 2007 by PS# 770.

LINE	BEARING	DISTANCE
L1	S 48°44'08" W	30.63'
L2	S 85°33'08" W	73.85'
L3	S 58°11'08" W	73.68'
L4	S 19°01'08" W	61.18'
L5	S 69°38'08" W	78.56'
L6	S 19°34'08" W	62.08'
L7	S 42°18'08" W	138.93'
L8	S 41°07'53" W	100.82'
L9	N 00°22'26" W	41.50'



I, Bracy Young, registered professional land surveyor certify this survey plat to be a correct representation of the property surveyed by me or under my supervision.

USE AND BENEFIT:

Topps-Targeting our People's Priorities with Service

DATE: October 7, 2025

REF#: Ridgway School

STATE SURVEY #: 500 - 06s - 05w - 0 - 23 - 203 35 - 1863

**RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION**

SUBJECT: Use Permit on Review request to establish a community garden at 1700 W. Havis in a B-6.1 University Commercial District.

APPLICANT: Aechia Armstrong – The Compass Rose Club

ZONING AND LAND USES: B-6.1 University Commercial District.

ZONING:	North:	B-6.1 University Comm.	LAND USE:	North:	Vacant lots
	South:	B-6.1 University Comm.		South:	Drain – Vacant wooded lots
	East:	B-6.1 University Comm.		East:	Vacant lot – Commercial Bldg. - vac
	West:	B-6.4 Univ. Comm. Mixed		West:	Vacant lots

HISTORY

2026-6-30 -Multiple sites - UPOR – Community Garden with water meter - Approved
 2026-3-3 -1222 S. Alabama - UPOR – Comm. Garden with high tunnel – Approved
 2019-4-30 -1002 S. Indiana - UPOR – Comm Garden - Denied
 2019-4-30 -1006 S. Indiana - UPOR – Comm. Garden – Approved
 2019-4-30 -2401 Reeker - UPOR – Comm. Garden – Approved
 2019-4-30 -2809 Whiteside - UPOR – Comm. Garden – Approved
 2019-3-26 -2809 Virginia - UPOR – Comm. Garden – Denied
 2017-8-29 -1100 S. Cherry - UPOR – Comm. Garden - Approved

REVIEW COMMENTS

Background and request: The applicant is requesting approval to establish a community garden at 1700 Havis Street within the B-6.1 Tier 1 University Commercial zoning district. The request also includes authorization to establish utility service to the property, primarily to support the garden's watering and operational needs. Based on the application materials, no occupiable structures are proposed as part of the request. The anticipated improvements are limited to garden-related features and utility infrastructure necessary to support the site. The property is located in an area that is presently characterized by substantial vacancy and limited active development. Havis Street and the north-south street identified as Short Cedar Street in this vicinity do not have occupied or actively used properties along the subject area. The property has reportedly been used as an illegal dumping ground, making the proposed conversion to a maintained community garden a potential improvement to the appearance and productive use of the property.

The request should be evaluated primarily as a low-intensity open-space/community agricultural use, with particular attention to drainage, floodplain conditions, soil suitability, access, utility installation, and the prevention of future dumping or inappropriate outdoor storage.

Site and Surrounding Area: The subject property is located at 1700 Havis Street in the B-6.1 Tier 1 University Commercial district. The B-6.1 district is intended to accommodate a range of commercial activities associated with the major street network while controlling uses that could adversely affect surrounding properties. The ordinance provides for Planning Commission review of uses that are not specifically listed when the proposed activity conforms to the intent of the district and is equal to or less intense than other permitted uses.

The immediate area is unusual in that there are presently no occupied or actively utilized properties along Havis Street and the adjoining north-south portion of Short Cedar Street. The site is also located along the north side of an outfall drainage area associated with Lake Saracen and is affected by a mapped flood-zone condition. The relationship to the Lake Saracen drainage system is an important consideration. The site should remain substantially open and should not be developed in a manner that obstructs drainage, reduces necessary drainage capacity, or results in significant additional stormwater runoff.

The property's prior use as an illegal dumping location is also relevant. A properly maintained garden could provide a beneficial change from an unmanaged vacant lot; however, the applicant should address the removal of existing debris and refuse before garden production begins. Given the property's history, ongoing maintenance and measures to prevent future dumping should be incorporated into any approval.

Zoning and Land Use Considerations: The B-6.1 Tier 1 University Commercial district establishes a commercial area intended to accommodate business activities appropriate to the University Commercial district. The ordinance specifically provides that the zoning official may determine whether a land use not expressly listed in the use chart is consistent with the intent of the University district and should be considered by the Planning Commission as a Use Permitted on Review. The ordinance also authorizes the Planning Commission to impose conditions concerning matters including site design, screening, parking, and other measures necessary to protect the public health, safety, and welfare. It further provides for consideration of uses deemed appropriate by the Planning Commission when those uses conform to the basic intent of the district and can be demonstrated to be equal to or less intense than other permitted uses.

A community garden, as proposed, is substantially less intensive than the commercial uses ordinarily contemplated within the B-6.1 district. The absence of occupiable structures, limited traffic generation, and limited activity associated with gardening support consideration of the use under the district's UPOR provisions.

The City's zoning provisions also recognize special development considerations in areas surrounding Lake Saracen and associated drainage areas, including the need to protect environmentally sensitive areas and manage stormwater. These considerations support maintaining the subject property as a predominantly open and permeable use rather than introducing substantial structures or impervious surfaces.

Parking and Site Operational Impacts: Because the proposal does not include an occupiable building or a commercial customer-oriented operation, parking demand should be expected to be minimal and intermittent, generally associated with gardeners, volunteers, maintenance activities, and occasional community activities. The applicant should identify an appropriate area for vehicle access and temporary parking on the site plan. Parking should not be allowed within drainage areas or in locations that would interfere with the Lake Saracen outfall or surrounding drainage patterns.

Given the condition of the surrounding streets and vacant properties, the Commission should avoid requiring extensive paved parking that would be disproportionate to the intensity of the proposed use and potentially detrimental to stormwater management. Any parking or access improvements should, however, be constructed in a manner acceptable to the appropriate City departments. Utility installation should be coordinated with the appropriate utility provider and City departments. Water service may be appropriate for garden irrigation; however, utility improvements should not result in structures, grading, fill, or other improvements that adversely affect drainage or floodplain conditions. Because the property has reportedly been subject to illegal dumping, the site should be cleaned of existing refuse and maintained in a manner that discourages additional dumping. Garden areas should also be maintained so that they do not become a source of nuisance conditions, excessive vegetation, standing water, discarded materials, or outdoor storage unrelated to the approved garden.

Findings and Analysis: The proposed community garden is a low-intensity open-space use that does not require an occupiable structure and is substantially less intensive than typical commercial development permitted within the B-6.1 district.

The B-6.1 regulations allow the Planning Commission to consider unlisted uses that conform to the intent of the district and are equal to or less intense than permitted uses.

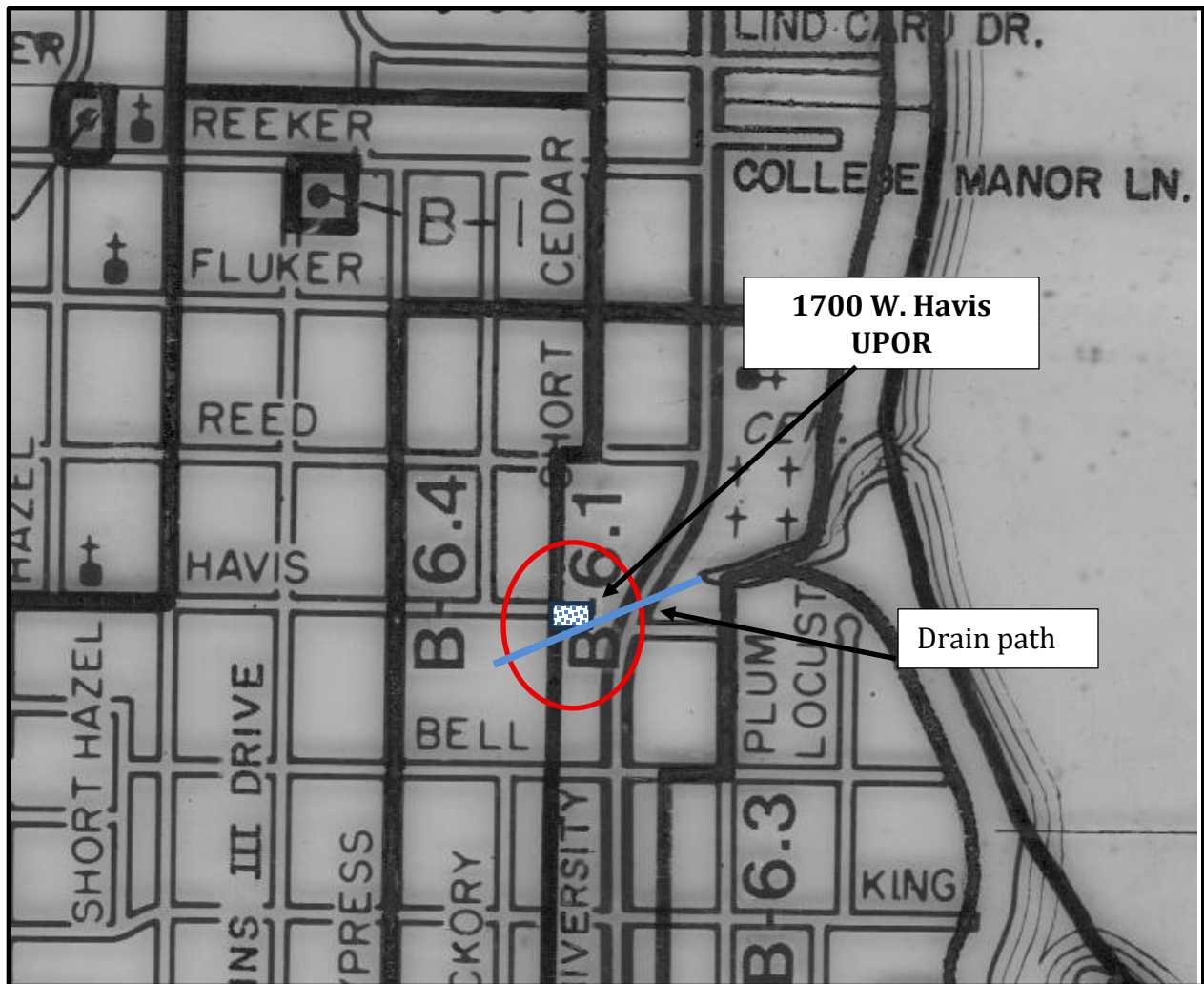
The surrounding area is substantially vacant and currently contains no occupied or actively utilized properties along Havis Street and the referenced portion of Short Cedar Street. Consequently, the proposed use is not expected to create significant conflicts with existing active land uses. The property's location adjacent to an outfall drain and within a flood-zone area warrants particular attention to drainage, grading, fill, impervious surfaces, and placement of utilities or other improvements. Conversion of the property from a location reportedly used for illegal dumping to a maintained community garden could provide a positive visual and land-use improvement, provided the property is adequately cleaned and maintained. The use should remain limited to garden-related activities and should not evolve into an outdoor storage yard, commercial nursery, event venue, or other use without additional review and approval.

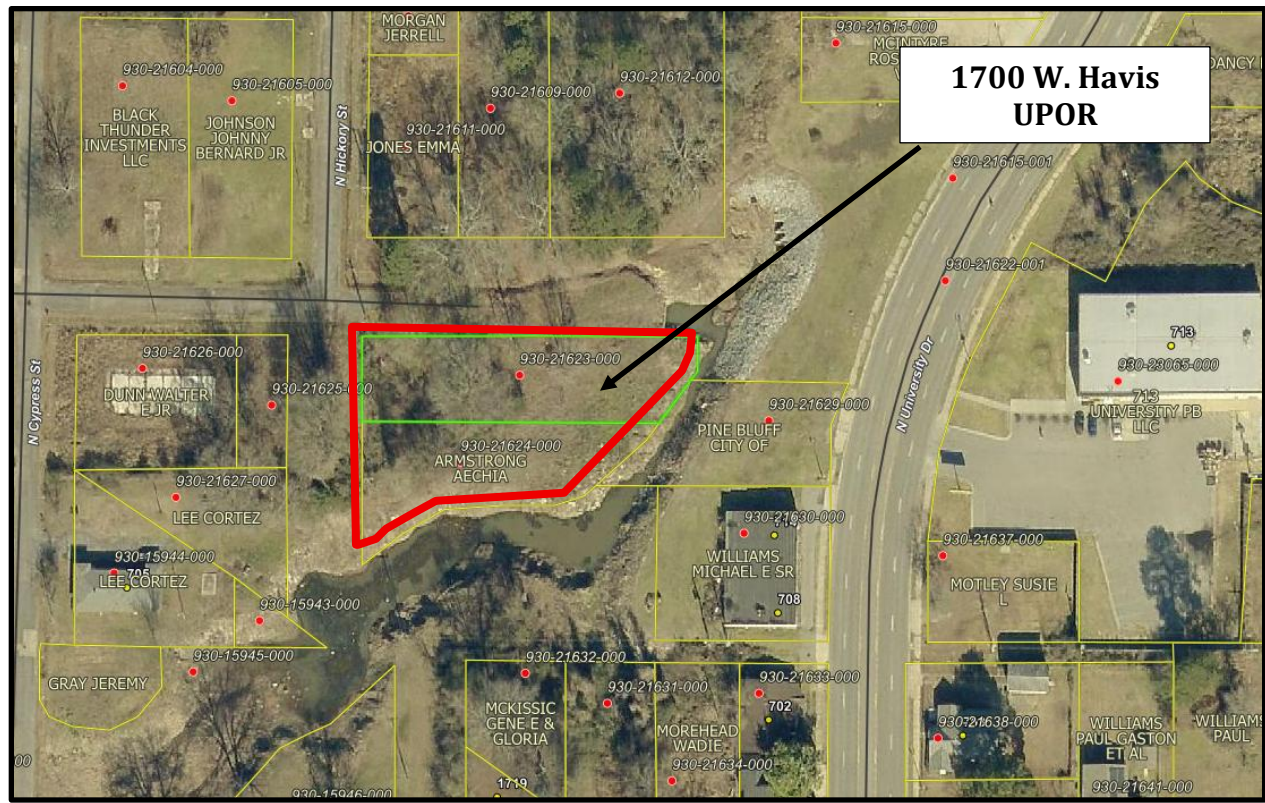
RECOMMENDATION

Based on the low intensity of the proposed use, the lack of occupied properties in the immediate area, and the potential benefit of converting a property currently subject to illegal dumping into a maintained community garden, staff finds the request generally consistent with the intent of the B-6.1 Tier 1 University Commercial district, provided the above conditions are satisfied.

1. The use shall be limited to a community garden and activities customarily incidental to the garden.
2. No occupiable structures shall be permitted under this approval unless separately reviewed and authorized as required by the City.
3. Water and other utility service may be installed when approved by the appropriate utility provider and City departments, provided that installation does not adversely affect drainage or floodplain conditions.
4. Existing illegal dumping, refuse, and debris shall be removed from the property prior to establishment of the garden.
5. No grading, filling, paving, structures, fencing, or other improvements shall obstruct or adversely affect the Lake Saracen outfall or existing drainage patterns.
6. Any parking or access area shall be located and maintained in a manner that does not interfere with drainage and shall be subject to review by the appropriate City departments.

7. The property shall be maintained in a clean and orderly condition. Garden materials, tools, equipment, and similar items shall be stored in a manner that does not create a nuisance or encourage additional illegal dumping.
8. Any future change in the nature or intensity of the use, including commercial sales, permanent structures, significant events, or other uses not reasonably incidental to a community garden, shall require additional zoning review.







View looking toward proposed community garden site



1700 Havis



1700 Havis



1700 Havis looking east toward University Avenue



1700 Havis looking west



West side of 1700 Havis and adjoining property to west



Property adjoining 1700 Havis to north



Property south of 1700 Havis and across drain



Property east & north of 1700 Havis



South of 1700 Havis



Property southeast of 1700 Havis – along University

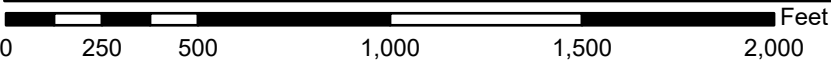
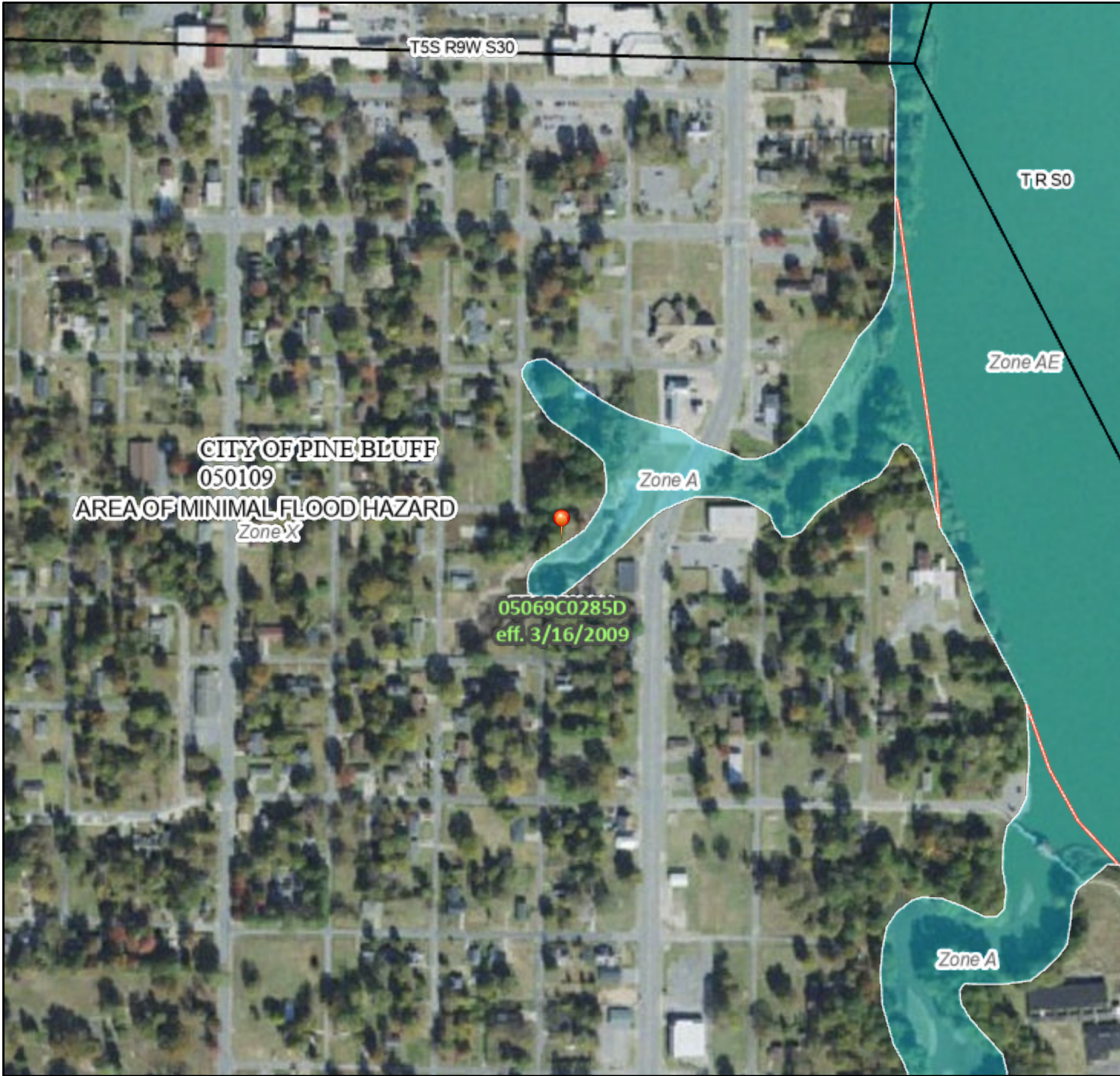


Dollar General property east & across University from 1700 Havis

National Flood Hazard Layer FIRMMette



92°1'32"W 34°14'28"N



1:6,000

92°0'54"W 34°13'58"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **8/6/2026 at 6:32 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Case No. 2026-1063

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 Compass Rose Club

Business Location: (address or lot, block, or nearest intersection) 1700 W. Harris Dr. Pine Bluff, AR 71601
930-21623-000 + 930-21624-000 Property/Parcel ID No. _____

Size of Property (acres): 0.607 Current Zoning: B-6.4 + B-6.1 Ward: 4th

Applicant / Business Owner

Name: The Compass Rose Club

Address: 1104 SW Cabriolet St.
Bentonville, AR 72712

Telephone: 501-777-5450

Email: [REDACTED]

Fax: _____

Property Owner (Must be filled out if different)

Name: Aechia Armstrong

Address: 1104 SW Cabriolet St.
Bentonville, AR 72712

Telephone: 479-321-4499

Email: [REDACTED]

Fax: _____

Who will run the business? Aechia Armstrong

Number of employees: 0

Number of off-street parking spaces required: 0

Number provided: 0

Are there any special licenses for your business? No

(explain) _____

Will you require a sign? Yes

By: Aechia Armstrong

7/31/2026

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.)

Aechia Armstrong 7/31/2026

Signature _____ Date _____

Aechia Armstrong

Printed Name _____

Owner ☒ or Authorized Agent _____
 (Check one)

Signature _____ Date _____

Printed Name _____

Owner _____ or Authorized Agent _____
 (Check one)

Submission Deadline: 8/3/2026 Expected Planning Commission Meeting Date: 8/25/2026

SEE REVERSE SIDE FOR SUBMISSION REQUIREMENTS

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

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

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

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

B-6.4 + B-6.1 residential Vacant

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

Community garden

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

see attachment

Compass Rose Community Garden

Project Narrative

The Compass Rose Club respectfully requests approval to establish the **Compass Rose Community Garden**, an educational and community gathering space dedicated to agriculture, conservation, environmental stewardship, and neighborhood engagement.

This project has transformed a vacant property once known for illegal dumping into a clean, cleared, and welcoming space through volunteer service, community partnerships, and countless hours of sweat equity. Our goal is to restore the land while creating a lasting community resource that encourages education, volunteerism, and environmental responsibility.

As a symbol of restoration, sunflower seeds were sown throughout portions of the property. While not part of the permanent garden design, they represent the belief that even land once neglected can flourish when given care, opportunity, and purpose.

The property has been organized into four primary areas:

- **The Commons** – Community gathering space for educational programs, volunteer activities, outdoor movies, and public events.
- **The East Garden** – Community growing space and agricultural education.
- **The Orchard** – Fruit trees and perennial plantings demonstrating long-term stewardship and sustainable food production.
- **Pecan Grove** – A shaded outdoor classroom and gathering area preserving the property's mature pecan trees.

The existing ravine will remain a protected natural area. A **grape trellis** will establish a natural boundary along the restricted portions of the ravine, helping define the conservation area while providing an attractive edible landscape feature. Arkansas native wildflowers will be established throughout the ravine and scattered throughout the garden to support pollinators, wildlife, and biodiversity.

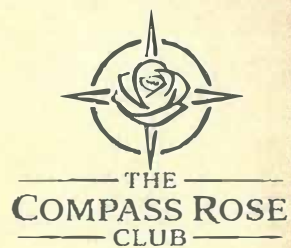
Walking paths will utilize **ground rice hulls topped with pine needles**, creating natural pathways that suppress weeds, reduce erosion, retain moisture, and gradually return organic matter and nutrients to the soil as they naturally decompose.

The Compass Rose Community Garden represents more than a community garden—it is the restoration of a once-neglected property into a place of learning, conservation, and community connection. Through sustainable land stewardship and educational programming, the project will provide a lasting benefit to residents while demonstrating how neglected spaces can become thriving community assets.

We respectfully request approval of this proposed use so the **Compass Rose Community Garden** may continue transforming this property into a lasting resource dedicated to agriculture, education, environmental stewardship, and public engagement.

Aechia "Shai" Armstrong
The Compass Rose Club
(501)777-5450





COMPASS ROSE COMMUNITY GARDEN SITE PLAN

-  Existing Trees Preserved
-  Seating Areas (Logs, Stumps, Hay Bales, Benches)
-  String Lighting
-  Walking Paths
-  5 ft Nature Trail
-  Native Wildflowers & Grape Vines
-  Raised Garden Beds
-  Fruit Trees

OUR MISSION

To cultivate community, education, and sustainability through agriculture, stewardship, and connection.

Guided by the Compass.
Resilient Like a Rose.



W. HAVIS AVE

MAIN
ENTRANCE

PECAN GROVE
Education &
Gathering Area
(West Canopy)

THE COMMONS
Community Gathering,
Events, Workshops,
Outdoor Movies
(East Canopy)

EAST GARDEN
30 ft x 80 ft
Raised Beds &
Community Garden

ORCHARD
Fruit Trees
Pears, Peaches,
Apples, Blueberries
& More

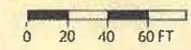
RAVINE CORRIDOR
Native Wildflowers
Grape Vines
Conservation Area

5 FT NATURE TRAIL

SITE FEATURES

- Preserve mature tree canopy
- Community & educational use
- Sustainable gardening practices
- Natural seating & gathering spaces
- Conservation of ravine corridor
- Accessible walking trail

SCALE: 1" = 20 FT



DATE: JULY 2026

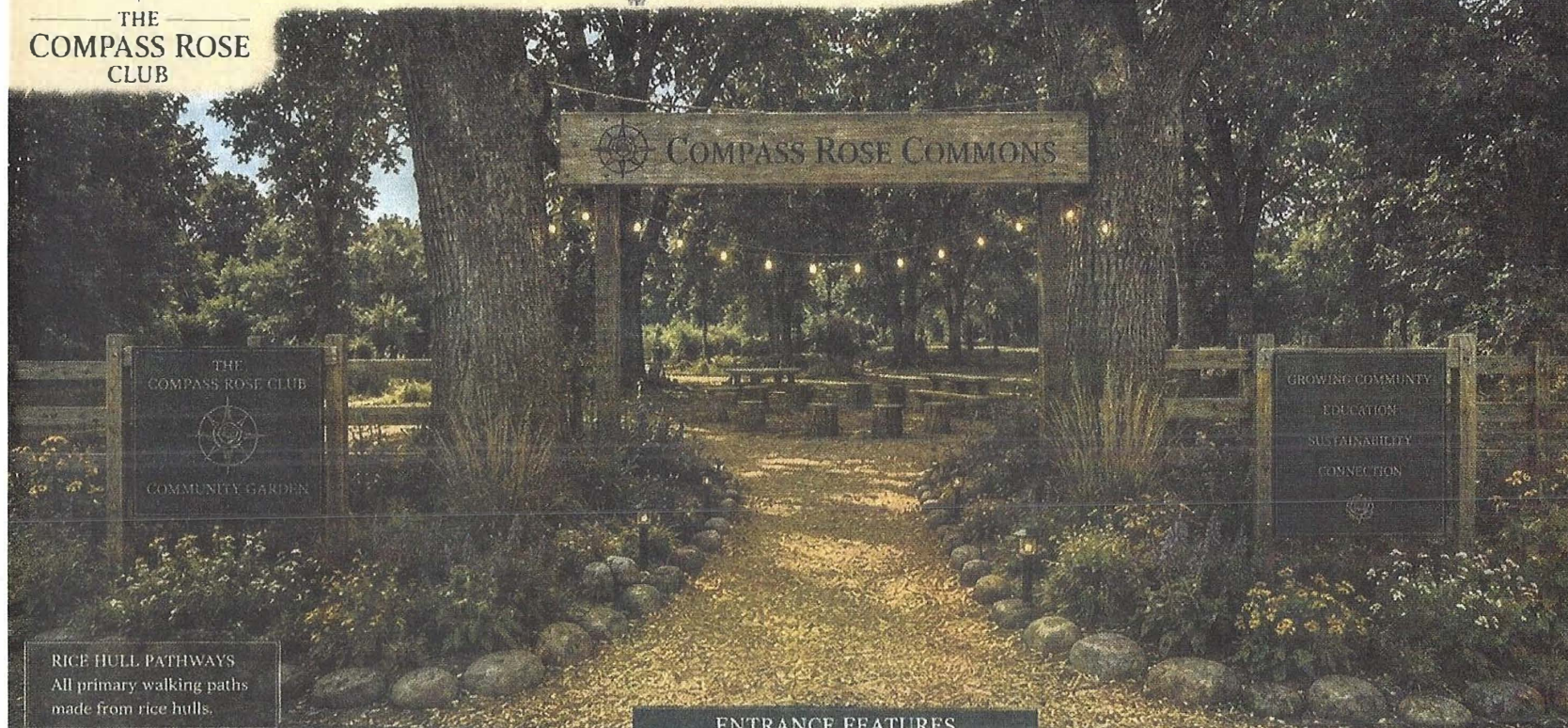




THE
COMPASS ROSE
CLUB

COMPASS ROSE COMMUNITY GARDEN FRONT ENTRANCE DESIGN

A WELCOMING ENTRANCE. A PLACE TO GATHER. A COMMUNITY TO GROW.



RICE HULL PATHWAYS
All primary walking paths
made from rice hulls.

ENTRANCE FEATURES

ENTRANCE OVERVIEW

The entrance on W. Havis Ave welcomes visitors into The Compass Rose Commons. A shaded, inviting path leads into the heart of the community gathering space, surrounded by native plantings, lighting, and natural seating.

Guided by the Compass.
Resilient Like a Rose.



RUSTIC WOOD
ENTRANCE SIGN



STRING
LIGHTING



RICE HULL
PATHWAYS



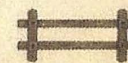
NATIVE
PLANTINGS



SOLAR PATH
LIGHTS



SEATING &
GATHERING SPACE



FENCE WITH
MISSION SIGNAGE



WOOD ENTRANCE SIGN
Natural & durable



GALVANIZED
PLANTERS



RICE HULL PATH
Permeable & natural



SOLAR PATH LIGHTS
Warm & efficient



NATURAL SEATING
Logs, stumps,
hay bale seating



NATIVE PLANTS
Pollinator friendly



GUIDED BY THE COMPASS. RESILIENT LIKE A ROSE.







National Flood Hazard Layer FIRMMette



92°1'32"W 34°14'28"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

92°0'54"W 34°13'58"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- | | |
|------------------------------------|---|
| SPECIAL FLOOD HAZARD AREAS | <ul style="list-style-type: none"> Without Base Flood Elevation (BFE)
Zone A, V, A99 With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | <ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes. Zone X Area with Flood Risk due to Levee Zone D |
| OTHER AREAS | <ul style="list-style-type: none"> NO SCREEN Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone D |
| GENERAL STRUCTURES | <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall |
| OTHER FEATURES | <ul style="list-style-type: none"> Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature |
| MAP PANELS | <ul style="list-style-type: none"> Digital Data Available No Digital Data Available Unmapped |
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Ownership Description				Assessment Summary																							
Name: ARMSTRONG AECHIA 1104 SW CABRIOLET ST BENTONVILLE AR 72712 Subd.: GEIS65 GEISREITERS S/D 31-5 S-09 W S-T-R: 31-05-09 Acres: T.D.: 021 2 DOLLARWAY Location: 1700 W HAVIS AVE Legal: BLK 32, 60 FT N PT 1&2				Type: RV Res. Vac Taxable: N Notallow Neigh: PBORIG Owner: 490038 Status: Tax Status: Block: 032 Lot: 001 City: PINE BLUFF Map: Old PID:		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Year</th> <th>2023</th> <th>20%</th> <th>2000</th> <th>20 %</th> </tr> </thead> <tbody> <tr> <td>Land</td> <td>4,500</td> <td>900</td> <td>4,000</td> <td>800</td> </tr> <tr> <td>Bldgs</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total</td> <td>4,500</td> <td>900</td> <td>4,000</td> <td>800</td> </tr> </tbody> </table>		Year	2023	20%	2000	20 %	Land	4,500	900	4,000	800	Bldgs					Total	4,500	900	4,000	800
Year	2023	20%	2000	20 %																							
Land	4,500	900	4,000	800																							
Bldgs																											
Total	4,500	900	4,000	800																							
Review Record																											
Date	By	Reason	Land	Buildings	Total																						
6/24/2023	KGB	RV	4,500		4,500																						
6/29/2018	SDH	RA	4,000		4,000																						
7/1/2013	SDH	RA	4,000		4,000																						
7/1/2009	SDH	RV	4,000		4,000																						
6/25/2008	RCP	RA	4,000		4,000																						
5/24/2000		RA	4,000		4,000																						

Trend	Street	Utilities	Topography	Landscaping
☐ Improving	☐ Concrete	☐ No Water	☐ High	☐ Excellent
☐ Static	☐ Asphalt	☐ No Sewer	☐ Low	☐ Good
☐ Declining	☐ ChatSeal	☐ No Gas	☐ Rough	☐ Average
☐ New	☐ Gravel	☐ No Electric	☐ Flat	☐ Poor
☐ Old	☐ Dirt	☐ No Telephone	☐ Sloping	☐ None

Building Permit Record

Date	Amount	Purpose	Note
10/28/1996		DR Demo Res	

Ownership Record

Date	Book	Page/Inst#	Amount	Type	Grantee
7/24/2026	2026R	5127		QC	ARMSTRONG AECHIA
9/13/2021	1060	580	1,002	LD	FENLEY JOHN
4/18/1974	433	605			MCKINNEY LORENZO ET AL

Land Record.

Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1	%	Adj2	%	Value	NC	HS
	HL	1.000	1.000		.000		3000.00		S	50			4,500		
			0.000				0.00						120 X 60		

Ownership Description				Assessment Summary			
Name: ARMSTRONG AECHIA				Type: RV	Res. Vac	Year	2023
1104 SW CABRIOLET ST				Taxable: N	Notallow	Land	3,750
BENTONVILLE				Neigh: PBORIG		Bldgs	
Subd.: GEIS65 GEISREITERS S/D 31-5 S-09 W				Owner: 490039		Total	3,750
S-T-R: 31-05-09				Status:	Tax Status:		750
T.D.: 021 2 DOLLARWAY				Block: 032	Lot:		4,000
Location: 1700 W HAVIS AVE				City: PINE BLUFF			800
Legal: BLK 32, S FRL PT				Map:		Review Record	
				Old PID:		Date	By Reason Land Buildings Total
						6/24/2023	KGB RV 3,750 3,750
						6/29/2018	SDH RA 4,000 4,000
						7/1/2013	SDH RA 4,000 4,000
						7/1/2009	SDH RV 4,000 4,000
						6/25/2008	RCP RA 4,000 4,000
						5/24/2000	RA 4,000 4,000

Trend	Street	Utilities	Topography	Landscaping
☐ Improving	☐ Concrete	☐ No Water	☐ High	☐ Excellent
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☐ Old	☐ Dirt	☐ No Telephone	☐ Sloping	☐ None

Building Permit Record			
Date	Amount	Purpose	Note

Ownership Record					
Date	Book	Page/Inst#	Amount	Type	Grantee
7/24/2026	2026R	5126		QC	ARMSTRONG AECHIA
9/13/2021	1060	579	494	LD	FENLEY JOHN
4/18/1974	433	605			MCKINNEY LORENZO ET AL

Land Record												
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec O	Adj1	%	Adj2	%	Value
	HL	1.000	1.000		.000		3000.00	S	25			3,750
			0.000				0.00					60 FRT
												Total: 3,750

W Havis Ave

930-21623-000
ARMSTRONG
AECHEA

930-21624-000
ARMSTRONG
AECHEA

PINE BLUFF
CITY OF

930-216

**RECOMMENDATION
 TO THE
 PINE BLUFF PLANNING COMMISSION**

SUBJECT: Use Permit on Review Request (UPOR) by 315 Investments, LLC – Tina Fletcher to utilize the property at 1401 Bell Street as A gift shop and for RV parking. The property is zoned B-6.3 – University Drive District Tier 3.

APPLICANT: 315 Investments, LLC – Tina Fletcher

ZONING AND LAND USES: B-6.3 – University Drive District Tier 3.

ZONING:	North:	B-6.3 – University District Tier 3	LAND USE:	North:	Vacant
	South:	B-6.3 – University District Tier 3		South:	S.F. Residential
	East:	B-6.5 – University District Tier 5		East:	Lake Saracen
	West:	B-6.3 – University District Tier 3		West:	S.F. Residence / Vacant

HISTORY

2025-5-13 - 1401 Bell – UPOR to utilize for meeting space, restaurant & retail - Approved

2025-3-25 - 1401 Bell - UPOR request to utilize for office space & recreation use - Approved

REVIEW COMMENTS

Background and request – The applicant is requesting approval to establish a gift shop/retail business and a small recreational vehicle (RV) park at 1401 Bell Street in Pine Bluff. The property is located within the B-6.3 Tier 3 Mixed-Use Commercial-Residential District of the University District. The proposed gift shop is generally consistent with the commercial and retail purpose of the B-6.3 district. The proposed RV park, however, represents a more intensive recreational/transient lodging use and will require additional consideration regarding site layout, parking, access, drainage, floodplain considerations, sanitation, and the overall suitability of the property for RV accommodations.

The property is situated along Lake Saracen, providing a potentially attractive location for a small visitor-oriented commercial use. The University District regulations specifically recognize Lake Saracen as an asset and state that Tier 3 is intended to expand commercial and retail opportunities in an area capable of taking advantage of the lake.

The existing site appears to have limited improved parking, with broken asphalt pavement at the entrance and no established RV parking pads. Consequently, approval of the proposed RV component would require substantial site development before the property could function adequately as an RV facility.

Site and Surrounding Area: The property is located at 1401 Bell Street in an area associated with the Lake Saracen waterfront. The site is at the fringe of a mapped flood-prone area, making drainage, finished elevations, stormwater movement, and the placement of RVs and associated improvements important considerations.

The surrounding Lake Saracen area includes a mixture of recreational, commercial, institutional, and residential-oriented activities. Lake Saracen is a significant recreational feature within Pine Bluff, with public waterfront facilities and walking-trail amenities in the surrounding area.

Saracen Landing and other public recreational facilities around Lake Saracen reinforce the area's recreational character and provide a potential customer base for a small visitor-oriented retail establishment.

The existing property, however, does not presently appear to have the level of site improvement normally associated with a functioning RV park. In particular, the entrance pavement is deteriorated, parking is limited, and there are no defined RV pads or clearly established internal circulation areas.

Applicable Ordinance Provisions – The B-6 University District was established to promote compatible development, improve the aesthetic and visual character of the area, encourage appropriate land uses, and take advantage of the University of Arkansas at Pine Bluff, Lake Saracen, and Brumps Bayou. Tier 3 is identified as a mixed-use commercial-residential tier intended to allow commercial and residential uses to exist harmoniously. The regulations specifically state that this tier expands commercial and retail opportunities and is located to take advantage of Lake Saracen.

The ordinance provides that uses within the University District are classified as permitted, permitted upon review by the Planning Commission, or not permitted. It also allows the zoning official to determine whether an unlisted use is consistent with the intent of the University District and should be considered by the Planning Commission as a Use Permitted on Review (UPOR).

Retail Use

A gift shop/retail establishment is generally consistent with the commercial-retail purpose of B-6.3. The proposed retail component should therefore be evaluated primarily on its site design, parking, access, building appearance, signage, and compatibility with surrounding properties.

RV Park

The RV park component presents a different issue. The existing zoning provisions do not appear to establish a specific RV-park development standard within the B-6.3 district. Accordingly, the proposed RV use should not be treated as automatically permitted merely because the district permits or encourages certain commercial and recreational activities. If the RV park is not specifically identified in the applicable B-6.3 use chart, it should be considered through the University's provisions concerning unlisted uses and/or a UPOR determination. The Planning Commission may impose appropriate conditions addressing site plan, parking, screening, drainage, and other matters necessary to protect public health, safety, and welfare. The proximity of the property to Lake Saracen and the flood-prone area also warrants particular attention to any applicable floodplain, stormwater, building, utility, and health requirements before RV occupancy is authorized.

Parking and Site Compliance – Parking and site development are the principal concerns associated with the request. The existing property has limited improved parking, and the asphalt at the entrance is broken and deteriorated. The site also does not presently contain defined RV parking pads. An RV park should provide clearly identifiable spaces, adequate internal circulation, safe ingress and egress, and sufficient maneuvering area for recreational vehicles. The proposed use should therefore not be approved for operation based solely upon the existing parking and site conditions.

At a minimum, a detailed site plan should identify:

- The exact number and dimensions of proposed RV spaces;
- Individual RV parking/pad locations;
- Internal drive aisles and turning areas;
- Required customer and employee parking associated with the gift shop;
- Accessible parking, where applicable;
- Entrance and exit configuration;
- Utility connections serving each RV space;
- Water and sanitary sewer arrangements;
- Trash and solid-waste facilities;

- Lighting and signage;
- Drainage and stormwater improvements;
- Floodplain/floodway boundaries, if applicable;
- Finished grades and elevations where required;
- Landscaping and screening; and
- Any proposed fencing or separation between the RV area and surrounding properties.

Because the site is adjacent to Lake Saracen and near a flood-prone area, the design should avoid creating conditions that increase stormwater runoff or impede existing drainage patterns. Any grading, paving, fill, or utility improvements should be reviewed for consistency with applicable floodplain and stormwater requirements.

The deteriorated entrance pavement should also be addressed. A commercial/RV facility should have a safe, durable entrance capable of accommodating both ordinary passenger vehicles and larger recreational vehicles without creating pavement failure, congestion, or unsafe turning movements.

Findings and Analysis –

1. The gift shop/retail component is generally compatible with B-6.3. The district is specifically intended to expand commercial and retail opportunities and take advantage of Lake Saracen.
2. The RV Park requires additional review. The proposed RV use is more intensive than a conventional small retail establishment and raises issues concerning transient occupancy, circulation, utilities, sanitation, drainage, and site design.
3. Existing site conditions are inadequate for immediate RV operation. Limited improved parking, deteriorated entrance pavement, and the absence of RV pads indicate that substantial site improvements will be necessary.
4. The lakefront and flood-prone location require additional safeguards. Development should be designed to protect drainage patterns and avoid adverse impacts to Lake Saracen or adjoining properties.
5. A detailed site plan is necessary. The number of RV spaces, dimensions, circulation, parking, utilities, drainage, and other improvements should be established before the RV component is authorized.
6. The University District provides flexibility for appropriate unlisted uses. The zoning provisions allow the zoning official to determine whether an unlisted

use is consistent with the intent of the University District and appropriate for Planning Commission consideration.

RECOMMENDATION

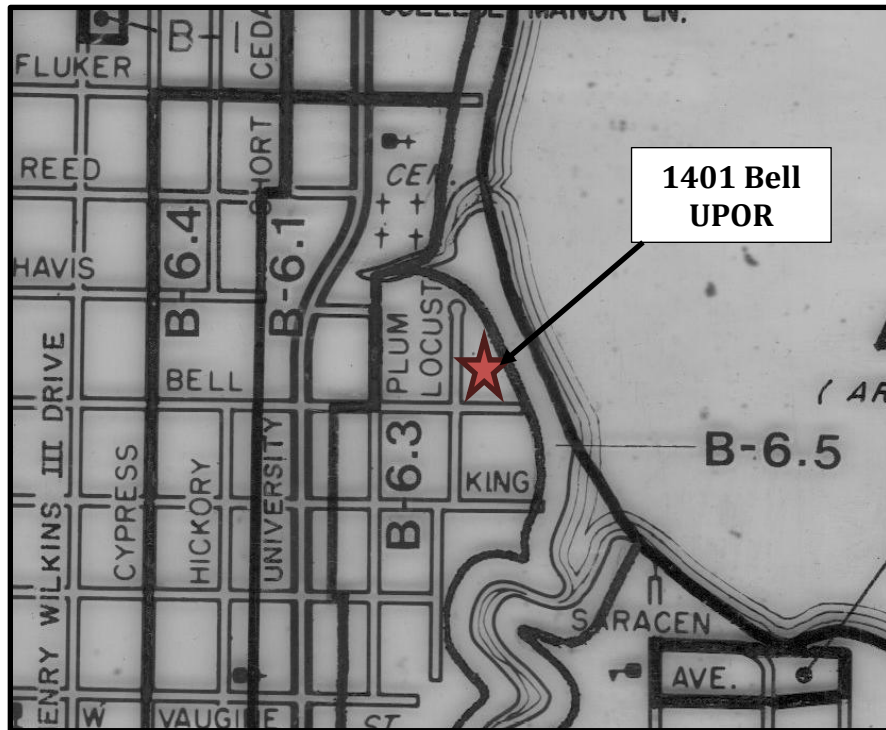
The strongest planning concern here is not the concept of a lake-oriented gift shop, which fits the intent of B-6.3 reasonably well, but whether the existing parcel can physically support an RV park without substantial improvements. The University District's stated purpose gives the Commission a good basis for requiring those improvements rather than simply denying the concept outright.

Staff recommends that the Planning Commission approve the proposed gift shop/retail use, subject to compliance with all applicable zoning, building, signage, parking, accessibility, and other City requirements.

For the proposed RV park, staff recommends approval only as a conditional/UPOR component subject to submission and approval of a detailed site development plan and completion of necessary site improvements prior to occupancy. Conditions should include, at minimum:

- Clearly defined and appropriately sized RV spaces and internal circulation;
- Adequate customer, employee, and RV-related parking;
- Improvement of the existing deteriorated entrance;
- Appropriate water, sewer, electrical, and solid-waste facilities;
- Drainage and stormwater improvements;
- Verification of floodplain/floodway requirements;
- Appropriate lighting, signage, and landscaping;
- Screening or buffering where determined necessary; and
- Compliance with all applicable City, State, floodplain, health, and building requirements, including Fire and Inspection Department approval.

The Planning Commission may wish to defer final approval of the RV component if the applicant cannot provide a sufficiently detailed site plan demonstrating that the property can safely and adequately accommodate the proposed RV use.



Zoning Map



Ownership map



Front look at 1401 Bell



Front look at 1401 Bell



Rear view along lake front



Rear view along lake front



North end view looking south at building



North end – area for 3 RV spots



North end – area for 3 RV spots



East side – area of proposed lakefront patio



Building view from entrance off Bell and Locust



Building view from entrance off Bell and Locust (Lake Saracen in background)

UPOR

NEW BUSINESS

**AGENDA ITEM #6
1401 BELL
AUGUST 25TH, 2026**



South side of building former primary access



South side of buildings – access point (gravel parking)



West side of buildings



North side of buildings



North side of buildings



West side of buildings



West side of buildings



West side of parcel along Lake Saracen



Residences south of 1401 Bell



Residence located across Locust from site entrance



Camper hooked up to water and electricity

Case No. 2026-1064



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: 315 Investments LLC DBA Lakefront Retreat

Business Location: (address or lot, block, or nearest intersection) 1401 Bell Street, Pine Bluff, Arkansas 71601 Property/Parcel ID No. 930-21648-000

Size of Property (acres): 2.72 Current Zoning: B-6.3 Ward: 4

Applicant / Business Owner

Name: 315 Investments LLC
Address: 1401 Bell Street
Pine Bluff, Arkansas 71601

Telephone: 501-977-4371
Email: lakefrontretreatpb@gmail.com
Fax: _____

Property Owner (Must be filled out if different)

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

Who will run the business? Site Manager Number of employees: 2

Number of off-street parking spaces required: 0 Number provided: Up to 10

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

Will you require a sign? Yes

Tina L. Fletcher
Applicant / Business Owner Signature

July 27, 2026
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.)

Tina L. Fletcher 7/29/2026
Signature Date
Tina L. Fletcher 7/29/2026
Printed Name
Owner ☒ or Authorized Agent _____
(Check one)

Signature Date

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

Submission Deadline: _____ Expected Planning Commission Meeting Date: _____

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

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

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

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

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

Current zone: B-6.3 B -6.5; Building is currently vacant, formerly Pine Bluff Foods.

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

Zone will not change; proposed use of building is for private travel parking and a gift shop.

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

315 Investments LLC dba Lakefront Retreat respectfully requests approval to submit a Use Permitted on Review (UPOR) application for the property located at 1401 Bell Street, Pine Bluff, Arkansas. The intended goal of the application is to allow the site to serve as a Harvest Host, a national membership program for self-contained vehicles that allows travelers to connect with small local businesses, such as farms, wineries, and in our case, a lakefront site. In exchange for the free stay, guests commit to supporting the host by buying local goods and patronizing local businesses.

Following the Planning Commission's approval in March 2025 for a meeting venue, restaurant, and retail use, we worked diligently to move the project forward. However, after more than four years of owning the property, we have encountered significant obstacles that have prevented the project from becoming operational. Despite extensive efforts, we have been unable to secure a contractor to complete the planned renovations. In addition, commercial insurance costs have increased substantially, and the required parking improvements have created financial challenges that make the original business model impractical at this time.

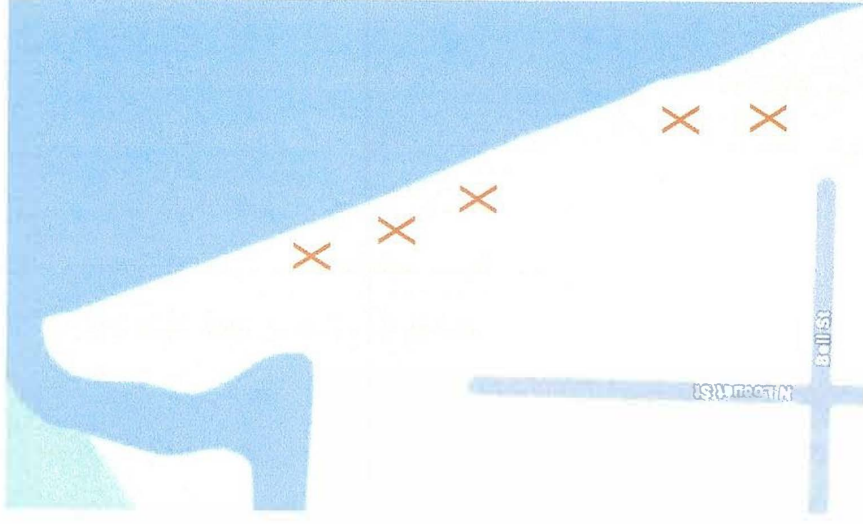
To place the property into productive use while continuing to invest in its long-term development, we are requesting approval to operate as a Harvest Host location. Unlike our previously approved proposal, this use would rely primarily on the existing property rather than extensive renovations or large indoor gatherings. The only building that would be utilized is the existing brick building, which is already functional and code-compliant. That building would serve as a small welcome area offering coffee, beverages, souvenirs, and locally made products. It would also provide information to guests on businesses to support nearby, including downtown Pine Bluff.

This revised use is expected to generate significantly less traffic, allowing a maximum of 5 overnight guests who are likely to arrive individually, and are self-contained within their recreational vehicles. The proposal also substantially reduces parking demand compared to the previously approved use while allowing the property to become economically productive.

Our long-term vision for the property remains centered on providing a unique destination that supports tourism, encourages visitors to experience Pine Bluff, and contributes to the local economy. Operating as a Harvest Host location provides a financially sustainable first step toward that vision while allowing us to continue improving the property over time.

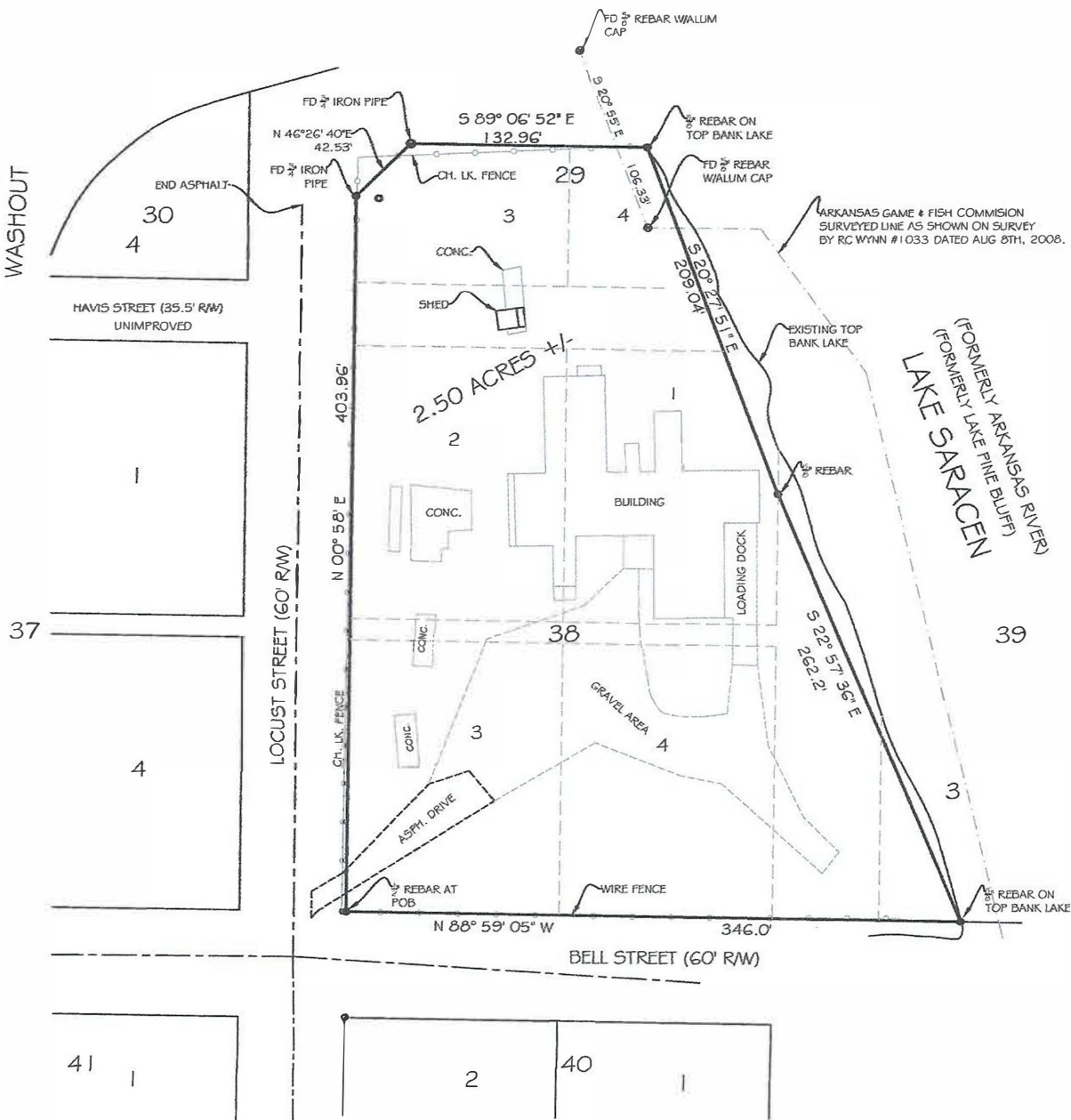
We respectfully request the Planning Commission's consideration of this revised use and appreciate the opportunity to continue investing in the City of Pine Bluff.

Ariel and Satellite Views





WASHOUT

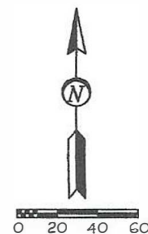


LEGAL DESCRIPTION FROM DEED:
THAT PART OF BLOCKS TWENTY-NINE (29), THIRTY-EIGHT (38) AND THIRTY-NINE (39) OF GEISREITER'S SUBDIVISION TO THE CITY OF PINE BLUFF, JEFFERSON COUNTY, ARKANSAS; SAME BEING LOCATED IN THE FRACTIONAL NORTHEAST QUARTER (NE 1/4) OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 9 WEST OF THE 5TH P. M. . MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK THIRTY-EIGHT (38), THENCE NORTH 0 DEGREES 58 MINUTES EAST 404.0 FEET; THENCE NORTH 45 DEGREES 58 MINUTES EAST 42.4 FEET; THENCE SOUTH 89 DEGREES 02 MINUTES EAST 132.95 FEET TO THE BANK OF THE OLD ARKANSAS RIVER, NOW LAKE PINE BLUFF; THENCE SOUTH 20 DEGREES 36 MINUTES EAST ALONG SAID BANK 209.6 FEET; THENCE SOUTH 22 DEGREES 57 MINUTES EAST ALONG SAID BANK 261.5 FEET TO A POINT ON THE SOUTH LINE OF BLOCKS THIRTY-EIGHT (38) AND THIRTY-NINE (39); THENCE NORTH 89 DEGREES 02 MINUTES WEST 346.0 TO THE POINT OF BEGINNING.

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

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



BASIS OF BEARING IS THE WEST LINE OF BLOCK 38 AS NOTED IN THE DEED PROVIDED BY CLIENT

BEARINGS AND DISTANCES SHOWN ON FACE OF SURVEY HAVE BEEN MEASURED IN THE FIELD; RECORD ARE IN LEGAL DESCRIPTION AND MAY VARY SLIGHTLY.



TAYLOR SURVEYING

P. O. BOX 21415, WHITE HALL, AR. 71612
Office 870-535-7970 - Cell 870-540-6581
email address: [REDACTED]

SURVEYED FOR:
315 INVESTMENTS LLC.
1401 BELL STREET
PINE BLUFF, AR

DATE: 01-26-2023 SCALE: 1" = 60'

**RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION**

SUBJECT: Use Permit on Review request to establish a pool hall and lounge at 1607 – 1613 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
 2026-4-28 - 1607-1613 S. Main - UPOR - to establish a pool hall / lounge – Withdrawn

REVIEW

Background and request - The applicant has submitted a request for a Use Permit on Review approval to establish a pool hall and lounge 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 now been installed.

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 – Previously the applicant did not have adequate parking and approvals were based on proposed parking. As of July 2026, the applicant has installed paved (asphalt) parking along with striping. The parking layout and number of spaces installed should be adequate for the proposed use.

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. Parking has been installed and striped.

RECOMMENDATION

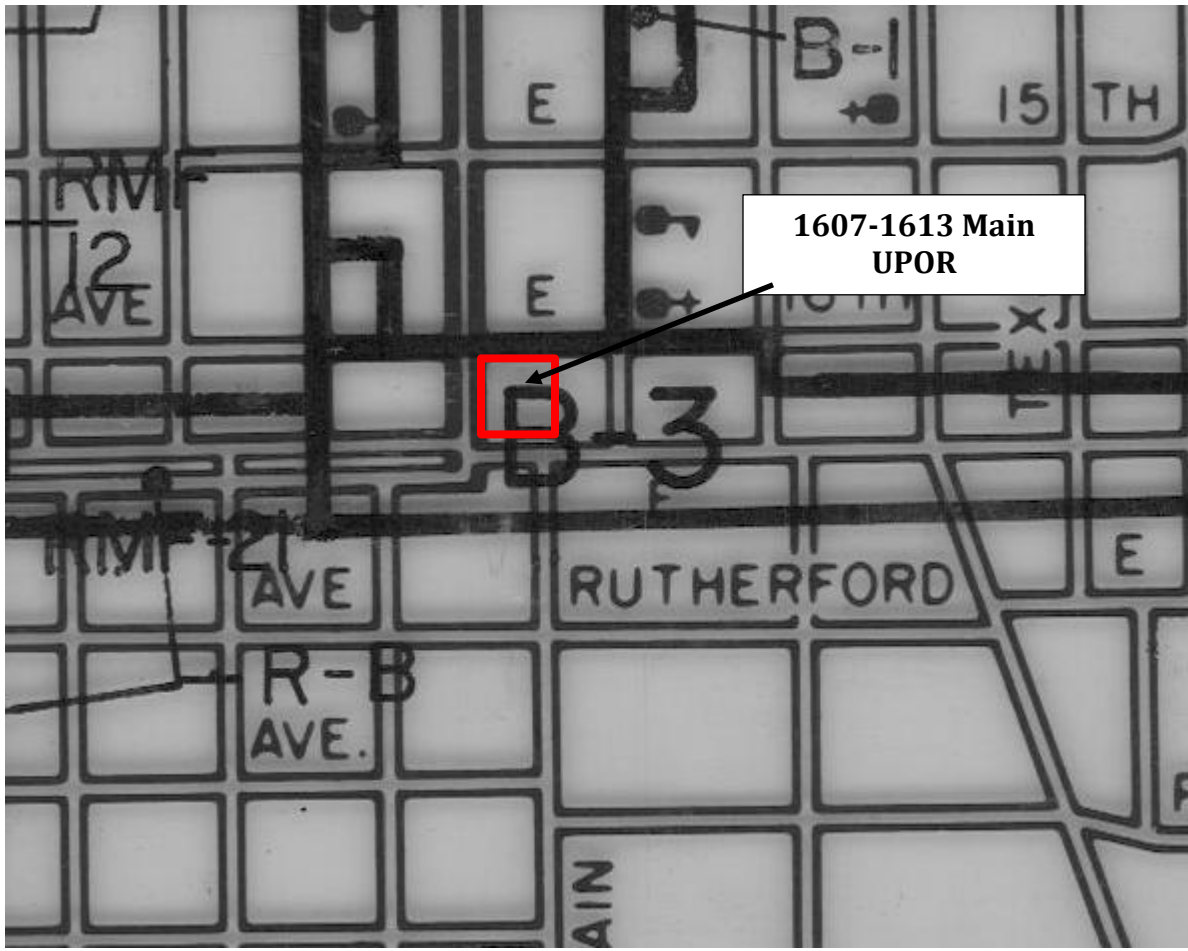
Given that adequate off-street parking has been installed staff recommends approval for the request to operate a pool hall and lounge at 1607 and 1613 Main subject to the following conditions:

1. Applicant should be required to clarify the exact proposed uses and square footage to be utilized for each.
2. Inspection and Fire Department approval
3. Compliance with state and local licensing including any license required for the sale of alcohol.
4. Should lack of on-site parking become an issue applicant may be required to return to the Commission for a remedy.

NEW

UPOR

AGENDA ITEM #7
1607 - 1613 S. MAIN STREET
AUGUST 25TH, 2026



Zoning Map



NEW

UPOR

AGENDA ITEM #7
1607 – 1613 S. MAIN STREET
AUGUST 25TH, 2026



Installed parking behind 1607-1613 Main



NEW

UPOR

**AGENDA ITEM #7
1607 - 1613 S. MAIN STREET
AUGUST 25TH, 2026**



NEW

UPOR

AGENDA ITEM #7
1607 - 1613 S. MAIN STREET
AUGUST 25TH, 2026



NEW

UPOR

**AGENDA ITEM #7
1607 - 1613 S. MAIN STREET
AUGUST 25TH, 2026**



Properties south of 1613 Main 1-13-2026



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



Property wet across Main from 1607-1613 Main 1-13-2026

NEW

UPOR

**AGENDA ITEM #7
1607 - 1613 S. MAIN STREET
AUGUST 25TH, 2026**



1607-1613 S. Main



**1607-1613 Main
UPOR**

NEW

UPOR

**AGENDA ITEM #7
1607 – 1613 S. MAIN STREET
AUGUST 25TH, 2026**



Back of building



Property north of east half of lot



Property east of site (vacant bldg.)



Property south of site

NEW

UPOR

AGENDA ITEM #7
1607 – 1613 S. MAIN STREET
AUGUST 25TH, 2026



Property south of site



Property north of site



Subway and Convenient store west of site

Case No. 2026-1066



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: Mack & Place

Business Location: (address or lot, block, or nearest intersection) 1613/1607 S. Main St Pine Bluff AR Property/Parcel ID No. _____

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

Applicant / Business Owner

Name: Kenny Poindexter

Address: 31195 Magnolia St

Pine Bluff AR 71603

Telephone: 870-510-3220

Email: _____

Fax: _____

Property Owner (Must be filled out if different)

Name: _____

Address: _____

Telephone: _____

Email: _____

Fax: _____

Who will run the business? Kenny Poindexter Number of employees: _____

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

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

Will you require a sign? _____

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.)

Kenny Poindexter 07-31-2026

Signature _____ Date _____

Kenny Poindexter

Printed Name _____

Owner _____ or Authorized Agent _____

(Check one)

Signature _____ Date _____

Printed Name _____

Owner _____ or Authorized Agent _____

(Check one)

Submission Deadline: _____ Expected Planning Commission Meeting Date: _____

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

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

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

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

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

Pointexter Furniture was the current
business name

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

Pool Hall and Lounge

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

A place for people who want
to enjoy pool shooting & lounging

STATE STREET

16TH STREET

EAST HARDING STREET

PARKING LOT

POINDEXTER'S BAR & GRILL

MAIN STREET