

CITY OF PINE BLUFF
BOARD OF ZONING ADJUSTMENT
SEPTEMBER 29TH, 2026 4:00 p.m.
City Hall Council Chambers
200 E. 8th Avenue



AGENDA

CALL TO ORDER

CONSIDERATION OF MINUTES: August 25th minutes

OLD BUSINESS:

1. Variance request to establish an auto sales business at 5913 Dollarway Road in a B-3, Highway Commercial zone. **WITHDRAWN**
2. Variance request to reduce the front yard setback for development of a home at 2512 King Street within a R-3, Residential zone.

NEW BUSINESS:

3. Variance request to reduce required parking to establish a restaurant at 502 G Mallard Loop.

Adjourn to Planning Commission Meeting

RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION

SUBJECT: Variance request to reduce the parking requirement required by ordinance and to allow vehicle display closer to the front and side property line than allowed by ordinance. The property is located at 5913 Dollarway Road in a B-3, Highway Commercial zone.

APPLICANT: Devin Biggs

ZONING AND LAND USES: B-3, Highway Commercial

ZONING:	North:	B-3, Hwy Commercial	LAND USE:	North:	Vacant - wooded
	South:	B-3, Hwy Commercial		South:	Retail – Town & Country – Liquor Sto.
	East:	B-3, Hwy Commercial		East:	Walgreens
	West:	B-3, Hwy Commercial		West:	Intersection - major

History

No similar request made within city limits.

REVIEW

Background and request: The applicant is requesting two variances for the property located at 5913 Dollarway Road in a B-3, Highway Commercial zoning district. The first request is to reduce the required off-street parking requirement of six (6) spaces for the approximately 1,258-square-foot building. The property is an irregular, triangular-shaped lot that was developed prior to current zoning requirements and is a grandfathered, nonconforming site associated with an existing auto repair use.

The second request is to allow vehicle display parking within the first ten (10) feet of the front setback along Dollarway Road, an area where parking is otherwise prohibited in the B-3 district. The site has three existing entrances/exits and contains a raised, curbed area associated with a former gasoline pump location. The combination of the triangular lot configuration, existing building, curbing, access points, and required setback substantially limits the usable area available for parking and vehicle display.

Multiple parking and site-layout scenarios have been considered in an effort to accommodate the required parking and vehicle display spaces. However, none of

**RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION**

SUBJECT: Variance request to reduce the front yard setback for development of a home at 2512 King Street within a R-3, Residential zone.

APPLICANT: Donna Collins / Josh Collins, Jr.

ZONING AND LAND USES: R-3, Residential

ZONING:	North:	R-3, Residential	LAND USE:	North:	Vacant
	South:	R-3, Residential		South:	Single Family Residence
	East:	R-3, Residential		East:	Single Family Residence - Old
	West:	R-3, Residential		West:	Cemetery

History

1-30-2024 – 1603 W. 33rd – Reduce front setback by 5 feet R-2 - Approved
 1-30-2024 - 1601 W. 33rd – Reduce front setback by 5 feet R-2 - Approved
 2-21-2021 - 5905 Dollarway – Reduce front setback B-3 – Approved
 8-29-2017 - 3131 Olive – Reduce front setback B-4 – Approved
 1-26-2016 - 417 University – Reduce front setback B-3 - Approved

REVIEW

Background and request: The applicant is requesting a variance from the minimum front yard setback requirement applicable to the property at 2512 King Street. The property is zoned R-3, Residential, where the applicable zoning requirement establishes a minimum 25-foot front yard setback. The requested variance would reduce the required front yard setback by seven (7) feet, resulting in a proposed setback of approximately 18 feet.

The request should be evaluated under the variance provisions of the zoning ordinance, including the five criteria contained within the ordinance's definition of a variance. A variance is intended to address a demonstrated hardship or unusual circumstance associated with a particular property and is not intended merely to permit a property owner to avoid a generally applicable zoning requirement or to obtain a preferred development arrangement. The property and surrounding area should therefore be considered in relation to the physical characteristics of the lot, existing development patterns, the street right-of-way, neighboring setbacks, and

whether strict application of the 25-foot requirement creates a circumstance that is unique to this property.

Site and Surrounding Area: The property is located at 2512 King Street in a sparsely developed older residential area zoned R-3. The existing development pattern in the immediate area appears to contain setbacks that do not uniformly correspond with the current 25-foot zoning requirement. In particular, the residence immediately adjoining the subject property to the east appears to be located approximately 16 feet from the front property line.

The platted street rights-of-way in this portion of King Street are generally 50 feet in width. However, the actual paved portion of the street is substantially narrower, generally measuring approximately 16 to 18 feet in width. Consequently, there is a substantial difference between the platted right-of-way and the existing paved travel surface. This condition is relevant to the physical relationship between the proposed structure and the traveled portion of King Street. Nevertheless, the zoning setback is ordinarily measured from the applicable property line or right-of-way line rather than from the edge of pavement. The existence of additional right-of-way area that is not presently paved does not, by itself, eliminate the applicable setback requirement. The surrounding development pattern, including the apparently shorter setback of the adjoining residence, does provide evidence that the neighborhood contains development closer to King Street than the current 25-foot requirement would otherwise allow.

Zoning and Land Use Considerations: The request must also be evaluated under the ordinance provisions governing variances. The ordinance's variance definition establishes five considerations that should be addressed by the Commission when determining whether a variance is appropriate:

1. Whether the property has exceptional or extraordinary circumstances or conditions that are peculiar to the property and that do not generally apply to other properties in the same zoning district.
2. Whether the exceptional circumstances or conditions create an unnecessary hardship in the use of the property under the applicable zoning regulations.
3. Whether the requested variance is necessary to permit reasonable use of the property and whether the relief requested is more than is reasonably necessary to address the alleged hardship.
4. Whether granting the variance would alter the essential character of the locality or otherwise adversely affect surrounding properties or public welfare.

5. Whether the hardship is created by the property itself rather than by the applicant or property owner, and whether the requested variance is consistent with the intent and purpose of the zoning ordinance.

These criteria should be considered collectively rather than relying upon a single circumstance, such as the setback of an adjoining residence.

Parking and Site Operational Impacts: Parking is not proposed in the reduced front setback and based on survey submitted will be located on the west side near the rear of the residence with access off Willow Street.

The relatively narrow paved roadway is also a relevant site characteristic. Although the platted right-of-way is approximately 50 feet wide, the existing paved roadway occupies only approximately 16 to 18 feet. This means that the proposed 18-foot setback would still provide a substantial separation between the proposed building and the existing paved travel surface.

At the same time, the Commission should distinguish between the existing physical condition of King Street and the legal width of the right-of-way. The unpaved portion of the right-of-way may be available for future roadway, drainage, utility, or other public purposes. Therefore, the setback should continue to be measured from the applicable property/right-of-way line rather than treating the current edge of pavement as the effective front property line.

Findings and Analysis: The requested seven-foot reduction would reduce the required 25-foot front yard setback to approximately 18 feet. The surrounding development pattern provides some support for the request, particularly the adjoining residence to the east, which appears to have a setback of approximately 16 feet. In addition, although King Street has a platted 50-foot right-of-way, the existing paved roadway is only approximately 16 to 18 feet wide.

The request is limited in scope and would retain a substantial front yard while remaining generally consistent with the immediate development pattern. The variance is not expected to adversely affect surrounding properties, traffic, or the character of the residential area.

In considering the ordinance's five variance criteria, the primary issue is whether the site's physical circumstances constitute an exceptional condition or unnecessary hardship unique to the property. The surrounding setbacks and existing street configuration provide reasonable justification for limited relief, although the

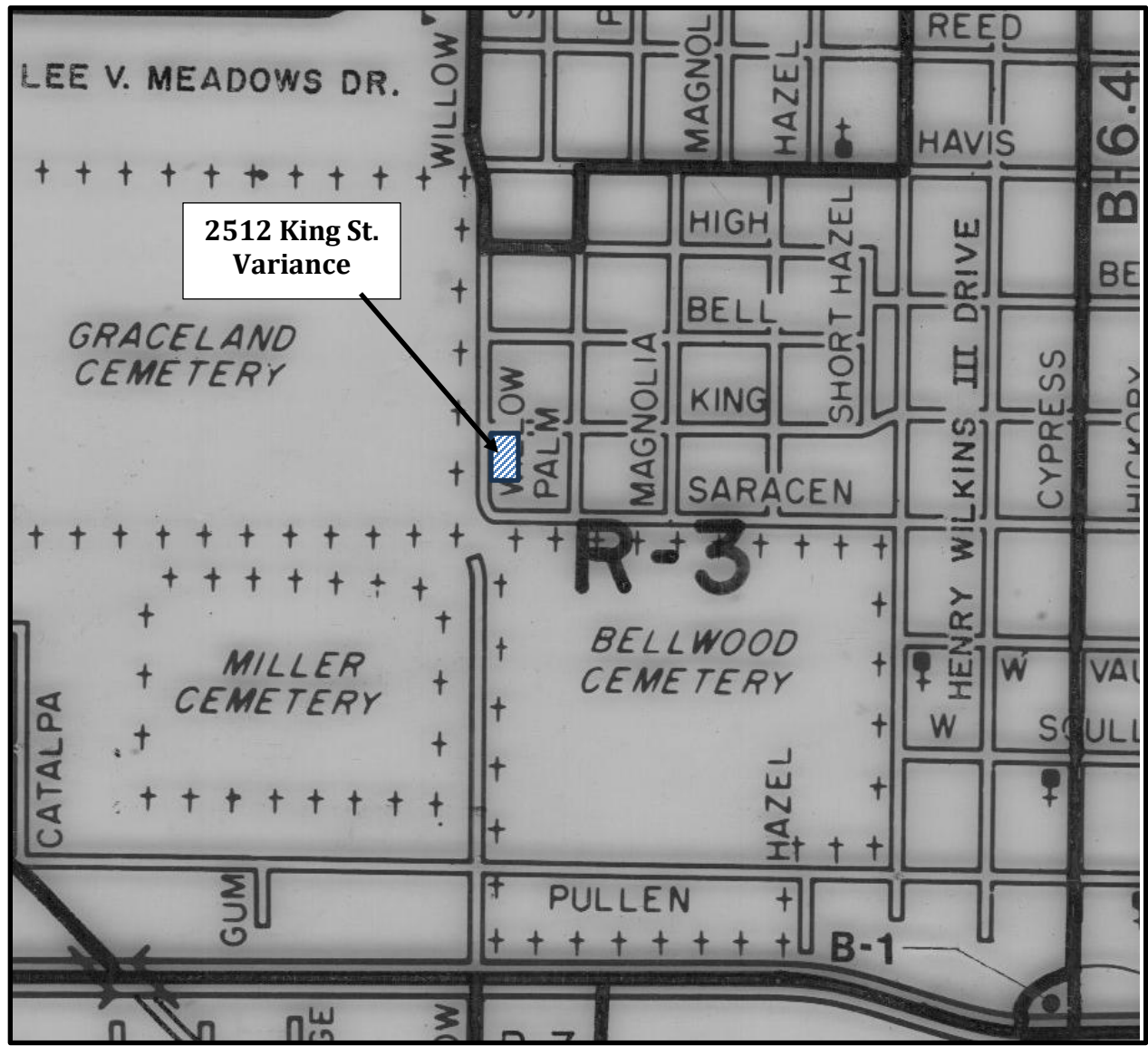
Commission should make a specific finding that the circumstances satisfy the ordinance's hardship standard.

Recommendation

Part 1: Should the Commission determine that the evidence does not establish an exceptional condition or unnecessary hardship peculiar to the property, staff recommends denial of the variance because the requested relief would then be based primarily upon development convenience and the setback of adjoining property rather than the property-specific hardship required for a variance.

However, in the event the Commission finds that the requested seven-foot reduction is a limited and proportionate adjustment that is compatible with the existing development pattern, does not eliminate the required front yard, and will not adversely affect surrounding property, and in its determination the site's physical circumstances satisfy the ordinance's five variance criteria, then staff recommends approval of the requested seven-foot reduction in the minimum front yard setback, from 25 feet to approximately 18 feet at 2512 King Street, subject to the following conditions:

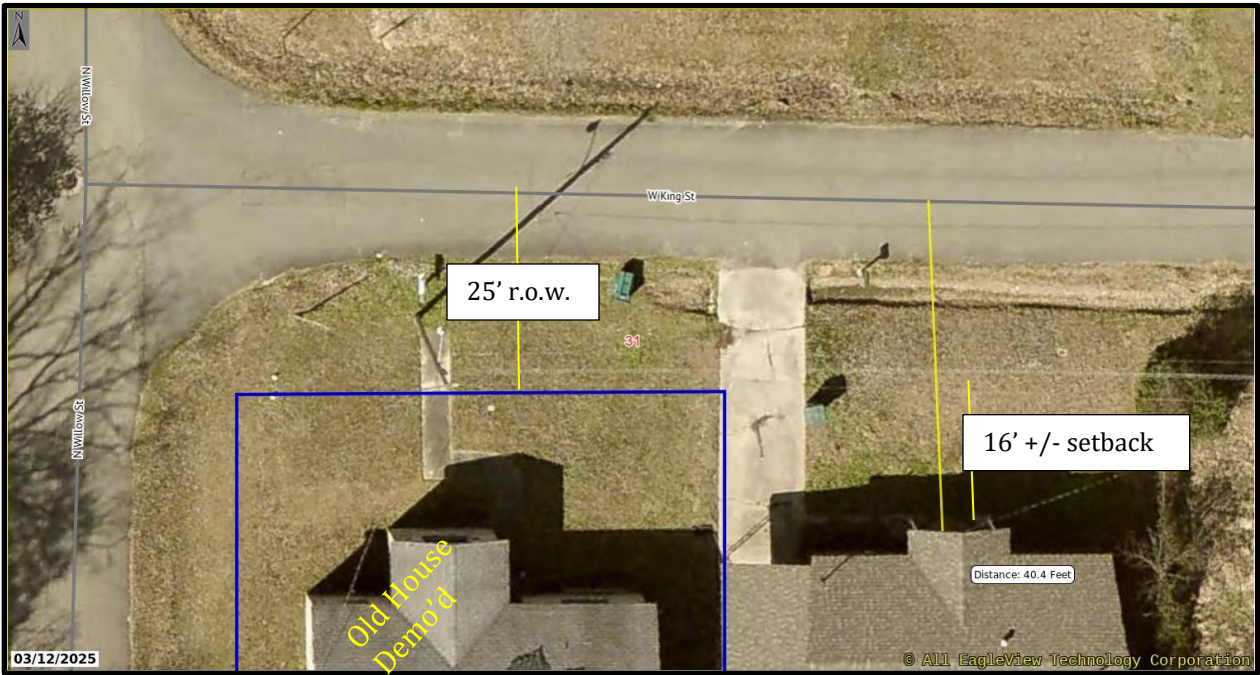
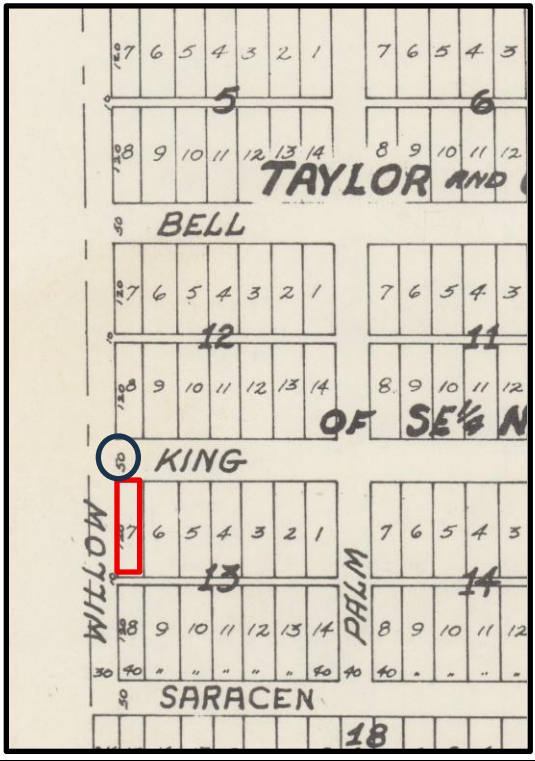
1. The variance shall be limited specifically to the front yard setback and shall authorize a minimum setback of 18 feet from the applicable front property/right-of-way line.
2. The variance shall not modify any other zoning, building, parking, drainage, utility, fire, or access requirements applicable to the property.
3. Final construction and site plans shall demonstrate that required parking and vehicular access can be accommodated without creating a safety or circulation problem.
4. The variance shall **not** be construed as establishing the existing edge of pavement as the front property line; the applicable setback shall continue to be measured from the legally established property/right-of-way line.
5. The Commission's approval should include findings that the site-specific conditions and surrounding development pattern satisfy the five variance criteria contained in the ordinance and that the reduced setback will not adversely affect the essential character of the surrounding residential area or public welfare.



Zoning Map



Ownership map





2512 King Street



Property east of and adjoining 2512 King Street



Residence south of and adjoining 2512 King Street



Residence south of and adjoining 2512 King Street



Lot north of and across street from 2512 King Street



Cemetery west of and across Willow Street from 2512 King Street

Case No. 2026-1075

CITY OF PINE BLUFF, ARKANSAS

Board of Zoning Adjustment Variance

Application / Petition

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

Address/Location of Property: 2512 W. King StreetLegal Description: BKL 13, W 1/2 LOT 6 & ALL 7930-63059-000Size of Property (acres): 0.166Current Zoning: R-3Ward: 4

Variance Requested: Request approval for a 25-foot front setback to match the previous home and adjacent residence.

Reason for Request: To maintain the established building line by matching the previous home's 25-foot setback of the bordering family-owned residence.

Applicant / AgentName: Donna CollinsAddress: 4169 Hwy 190EWhite Hall, AR 71602Telephone: 501-797-880Email: dellischir@gmail.com

Fax: _____

Property Owner (Must be filled out if different)Name: Josh Collins Jr.Address: 4169 Hwy 190EWhite Hall, AR 71602Telephone: 870-942-1967Email: susie.mae@hotmail.com

Fax: _____

Additional information/comments: The previous home on this property was located 25 feet from the front property line. The neighboring home, which is owned by family, is also setback 25 ft. Approval of this variance will allow the new home to align with both the historic placement of the previous structure and the neighboring residence. Also requesting approval of a parking area located off Willow Street.

[Signature]
 Applicant / Business Owner Signature

8/3/2026
 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.)

[Signature] 7/26/24
 Signature Date

Donna Collins

Printed Name

Owner ☐ or Authorized Agent ☒
 (Check one)

[Signature] 7/26/24
 Signature Date

Josh Collins Jr.

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

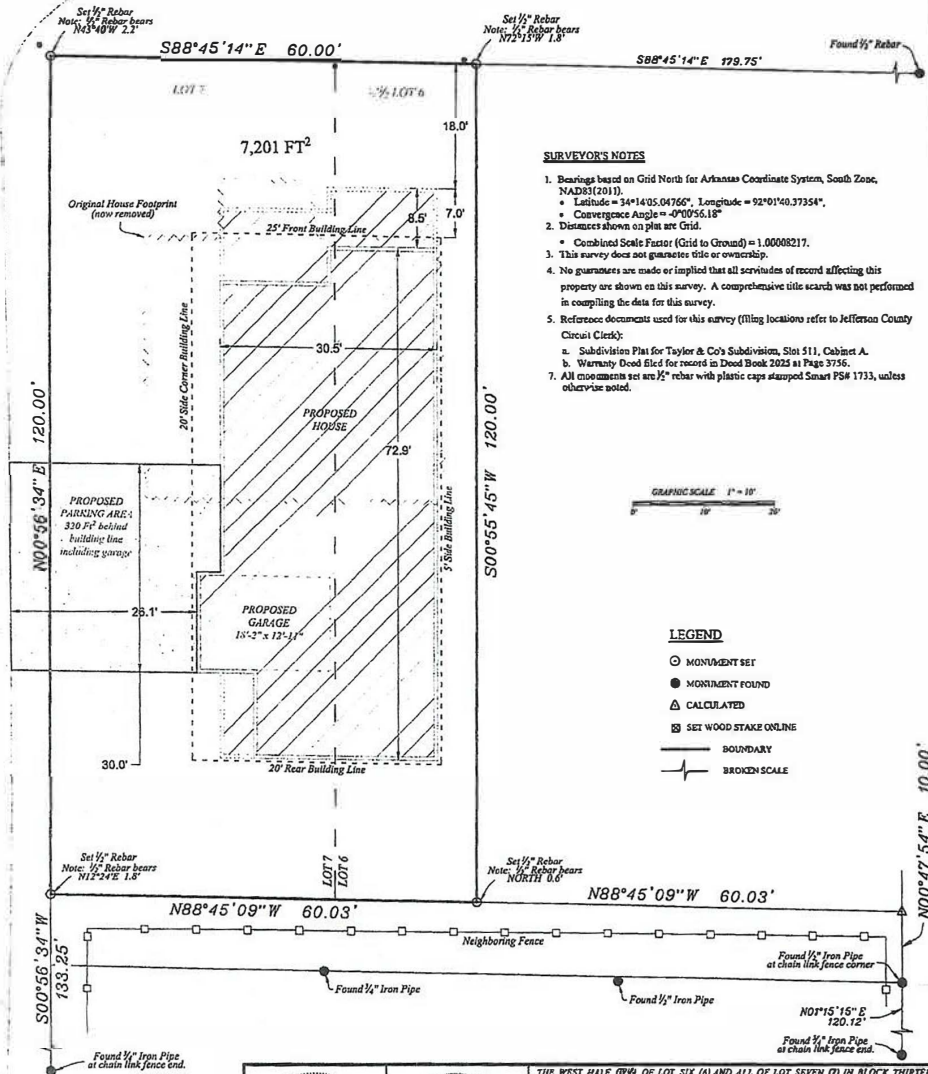
PLAT OF SURVEY / SITE PLAN

THE WEST HALF OF LOT 6 AND THE ALL OF LOT 7 IN BLOCK 13 OF TAYLOR & COMPANY'S SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 9 WEST, PINE BLUFF, ARKANSAS



King Street

Willow Street



SURVEYOR'S NOTES

- Bearings based on Grid North for Arkansas Coordinate System, South Zone, NAD83(2011).
 - Latitude = 34°14'05.04766", Longitude = 92°01'40.37354",
 - Convergence Angle = -0°00'56.18"
- Distances shown on plan are Grid.
- Combined Scale Factor (Grid to Ground) = 1.00008217.
- This survey does not guarantee title or ownership.
- 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 the data for this survey.
- Reference documents used for this survey (filing locations refer to Jefferson County Circuit Clerk):
 - a. Subdivision Plat for Taylor & Co's Subdivision, Slot 511, Cabinet A.
 - b. Warranty Deed filed for record in Dood Book 2023 at Page 3756.
- All monuments set are 1/2" rebar with plastic caps stamped Smart PS# 1733, unless otherwise noted.

GRAPHIC SCALE 1" = 10'

LEGEND

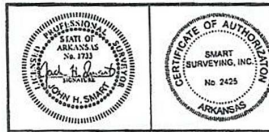
- MONUMENT SET
- MONUMENT FOUND
- CALCULATED
- SET WOOD STAKE ONLINE
- BOUNDARY
- BROKEN SCALE

CERTIFICATION

I, John H. Smart, Arkansas Registered Professional Surveyor No. 1733, do hereby certify that a boundary survey was performed under my direct supervision and this drawing accurately reflects monuments, both found and set, during the course of the survey to the best of my knowledge and ability.

John H. Smart
John H. Smart

7/24/2026
Date



THE WEST HALF (NW½) OF LOT SIX (6) AND ALL OF LOT SEVEN (7) IN BLOCK THIRTEEN OF TAYLOR & COMPANY'S SUBDIVISION OF THE SOUTHEAST QUARTER (SE¼) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 9 WEST OF THE 3RD P. M. JEFFERSON COUNTY, ARKANSAS

SMART
SURVEYING
INCORPORATED

1518 E. Warren Rd.
Bismarck, AR 72004
Cell: (501) 982-1422

Date:	July 24, 2026	Drawn by:	JHS
Drawing:	1911-Collins-Taylor & Co-SD	Page:	1 of 1

**RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION**

SUBJECT: Variance request to reduce the parking requirement calculations to establish a restaurant. The property is located at 502 Mallard Loop Unit G and is zoned B-3, Highway Commercial.

APPLICANT: Steven King

ZONING AND LAND USES: B-3, Highway Commercial

ZONING:	North:	B-3, Hwy Commercial	LAND USE:	North:	Office space
	South:	B-3, Hwy Commercial		South:	Med Express
	East:	B-3, Hwy Commercial		East:	Relyance Bank- Arby's - Walmart
	West:	B-3, Hwy Commercial		West:	Undeveloped - wetlands

History

11-28-2017 502 G Mallard Loop – Appeal - operate restaurant w/o meeting parking –
Approved to allow with no seating

REVIEW

Background and request: The applicant is requesting a variance to allow a restaurant at 502 Unit G Mallard Loop that will operate primarily as a take-out establishment. The request is before the Planning Commission because the existing parking arrangement for the development does not clearly provide the number of spaces that would be required if the proposed restaurant is evaluated independently under the parking requirements applicable to its use.

The subject property is part of an existing strip commercial retail center that was developed with parking calculated for the development as retail space. The parking for the center was originally established at approximately 5 spaces per 1,000 square feet of floor area. Sometime around 2009, a restaurant known as Chef Lee's was added to the center without additional parking being installed to accommodate the change in use.

In 2017, an application was filed as an appeal of the Zoning Official's denial of a request to operate a small cakes bakery at 502 Unit G Mallard Loop. The Planning Commission overturned the appeal and allowed the bakery to operate without customer seating. This prior action is relevant because the Commission previously

recognized the distinction between a traditional restaurant with seating and a limited food-service use that generates substantially less parking demand. The current request presents a similar issue, although the proposed use is a restaurant operating primarily on a take-out basis.

Site and Surrounding Area: The subject property is located within an established strip commercial development on Mallard Loop. The development consists of multiple commercial units served by a common parking area and internal circulation system. The surrounding area is primarily commercial in character, with the existing center serving as a neighborhood-oriented shopping area. The site is already developed, and the request does not propose expansion of the building or a significant change to the physical layout of the property. The existing parking is shared among the commercial tenants. Consequently, the parking demand generated by an individual tenant must be considered in the context of the entire development rather than solely by looking at the proposed restaurant in isolation.

Zoning and Land Use Considerations: The City's parking provisions establish minimum off-street parking requirements based upon the type and size of a use. Retail and commercial developments are generally evaluated according to the applicable parking ratio based upon gross floor area. The primary issue in this case is not whether parking is required, but how the parking requirement should be calculated for a restaurant located within an existing strip commercial center.

Two potential methods of calculation have been identified:

Option 1 – Individual Unit Calculation

Each commercial unit is evaluated independently according to its specific use and square footage. Under this approach, the existing development, including the proposed restaurant, would require approximately 147 parking spaces.

This appears to be the standard application of the parking requirements when individual tenant spaces are evaluated according to their particular uses.

Option 2 – Center-Wide/Neighborhood Shopping Center Calculation

The property is evaluated as a single neighborhood shopping center, with parking calculated based upon the total floor area of the development at approximately 5 spaces per 1,000 square feet. Under this approach, the development would require approximately 83 parking spaces.

This approach recognizes that strip shopping centers are designed as integrated commercial developments with shared parking and that the range of uses within such centers may include retail, personal services, food service, and restaurants.

The ordinance should therefore be interpreted consistently with the established character and physical design of the development, while ensuring that the parking requirement reasonably reflects the intensity of the proposed use.

Parking and Site Operational Impacts: Parking is the principal issue associated with this request. Under the individual-unit calculation, approximately 147 spaces would be required. The existing development was not designed or constructed to provide parking at that level for the present mixture of uses. Furthermore, the addition of the Chef Lee's restaurant around 2009 apparently occurred without additional parking being constructed.

The 2017 Commission action allowing a small cakes bakery without seating also demonstrates that the Commission has previously considered the actual intensity of a proposed food-service use, rather than treating every food-related business as generating the same parking demand as a full-service restaurant. The current proposal is described as primarily take-out, which should generally generate less parking demand than a conventional restaurant with substantial indoor seating. Customers are expected to have relatively short stays, and the use should not create the same parking demand associated with a restaurant where customers remain on-site for extended periods.

The center's existing shared parking arrangement is also significant. Parking spaces are not assigned exclusively to individual tenants, and the development functions as a single commercial site for purposes of access, circulation, and parking.

Under the center-wide calculation, approximately 83 spaces would be required. This method more closely reflects the original development pattern and the shared nature of the parking facilities. It also recognizes that a neighborhood shopping center may contain a variety of commercial uses, including restaurants, without each tenant necessarily requiring a separate parking supply constructed specifically for that tenant.

However, if the Commission determines that the individual-use calculation is the appropriate interpretation of the ordinance, the proposed restaurant would create a deficiency that cannot reasonably be corrected through the addition of parking without considering the overall development and its existing configuration. The variance should therefore be considered based upon the existing physical characteristics of the property, the shared parking arrangement, the historical approval of food-related uses at the site, and the limited parking demand anticipated from a primarily take-out operation.

Findings and Analysis:

- The subject property is part of an existing strip commercial center developed with shared parking.
- The center was originally developed using a parking calculation of approximately 5 spaces per 1,000 square feet for retail/commercial development.
- A restaurant was added to the development around 2009 without additional parking being installed.
- In 2017, the Planning Commission allowed a small cakes bakery at the subject location to operate without customer seating after overturning the Zoning Official's denial.
- Two reasonable parking methodologies have been identified: approximately 147 spaces using individual tenant/use calculations, or approximately 83 spaces using a center-wide neighborhood shopping center calculation.
- The proposed restaurant will operate primarily as a take-out establishment and is therefore expected to generate less parking demand than a conventional restaurant with substantial customer seating.
- The existing development has shared parking and internal circulation, making a center-wide evaluation a reasonable consideration.
- The request does not propose an expansion of the building or a substantial alteration of the existing site.
- The primary concern is the interpretation and application of the parking requirement to an existing multi-tenant commercial center rather than a lack of available land for a new development.
- The Commission should consider whether requiring the individual-unit calculation would create a hardship resulting from the existing configuration of the commercial center and whether the proposed take-out use represents a level of parking demand that warrants the requested variance.

RECOMMENDATION

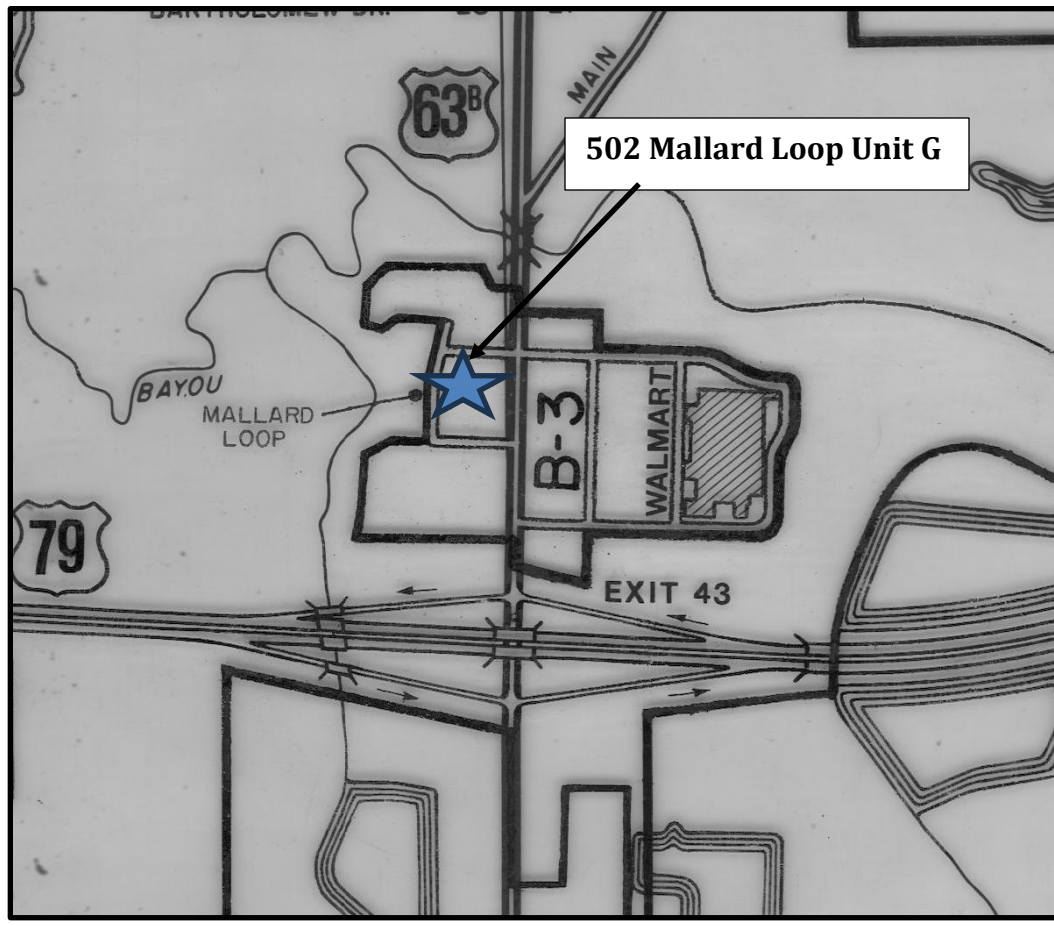
Staff recommends approval of the variance, subject to the restaurant operating primarily as a take-out establishment with no substantial customer seating, based upon the existing shared-parking configuration, the established development pattern of the commercial center, the previous Commission action allowing a food-

related use without seating at the subject location, and the reduced parking demand anticipated from a primarily take-out operation.

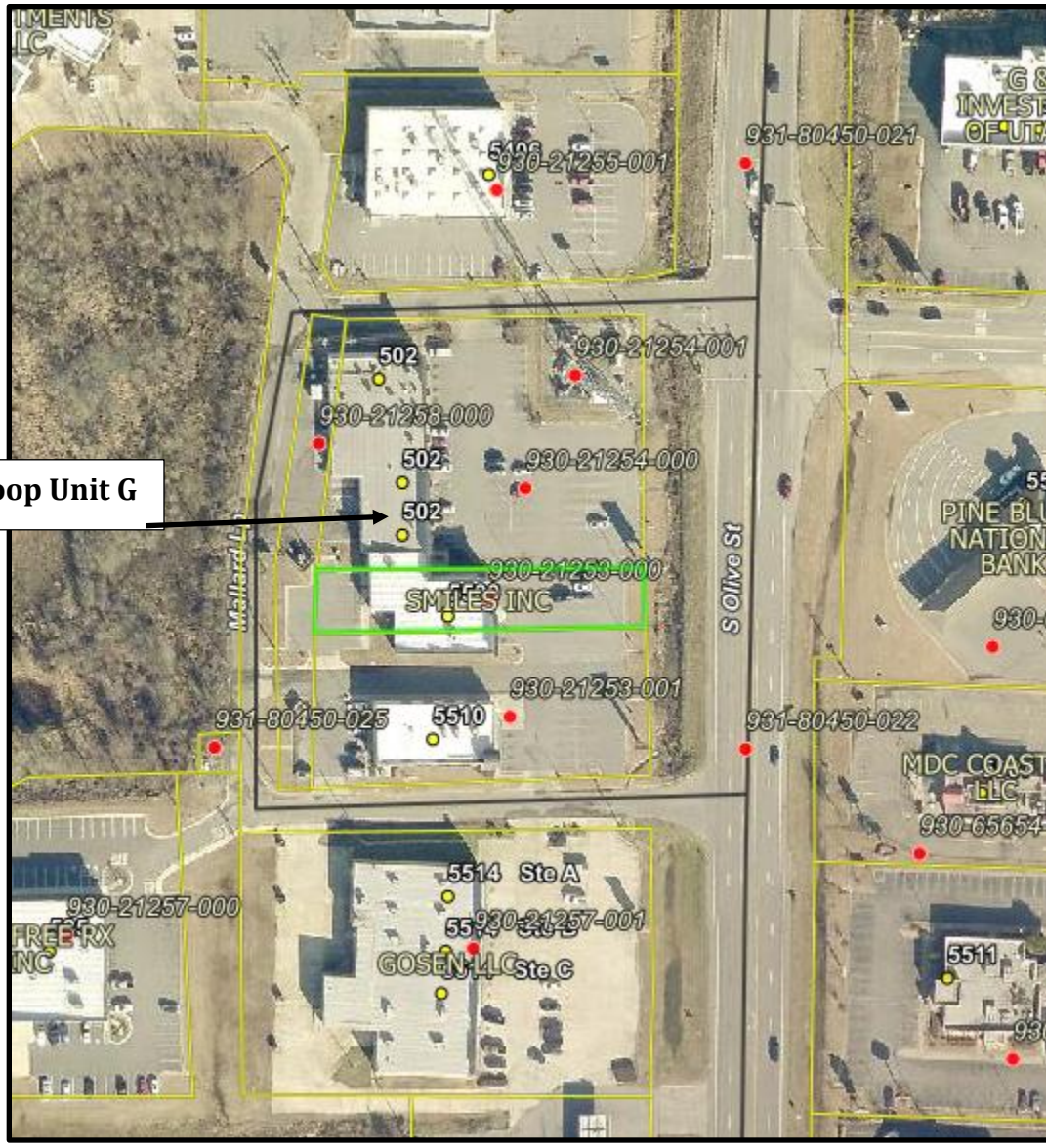
The Commission may also determine that the existing strip commercial center should be evaluated as a neighborhood shopping center for parking purposes, resulting in a requirement of approximately 83 spaces rather than the approximately 147 spaces that would result from calculating each tenant independently.

If the Commission approves the variance, the approval should be understood to apply to the specific take-out-oriented restaurant use proposed. Any future conversion to a conventional restaurant with substantial customer seating, or another use generating materially greater parking demand, should be subject to review under the City's applicable parking requirements.

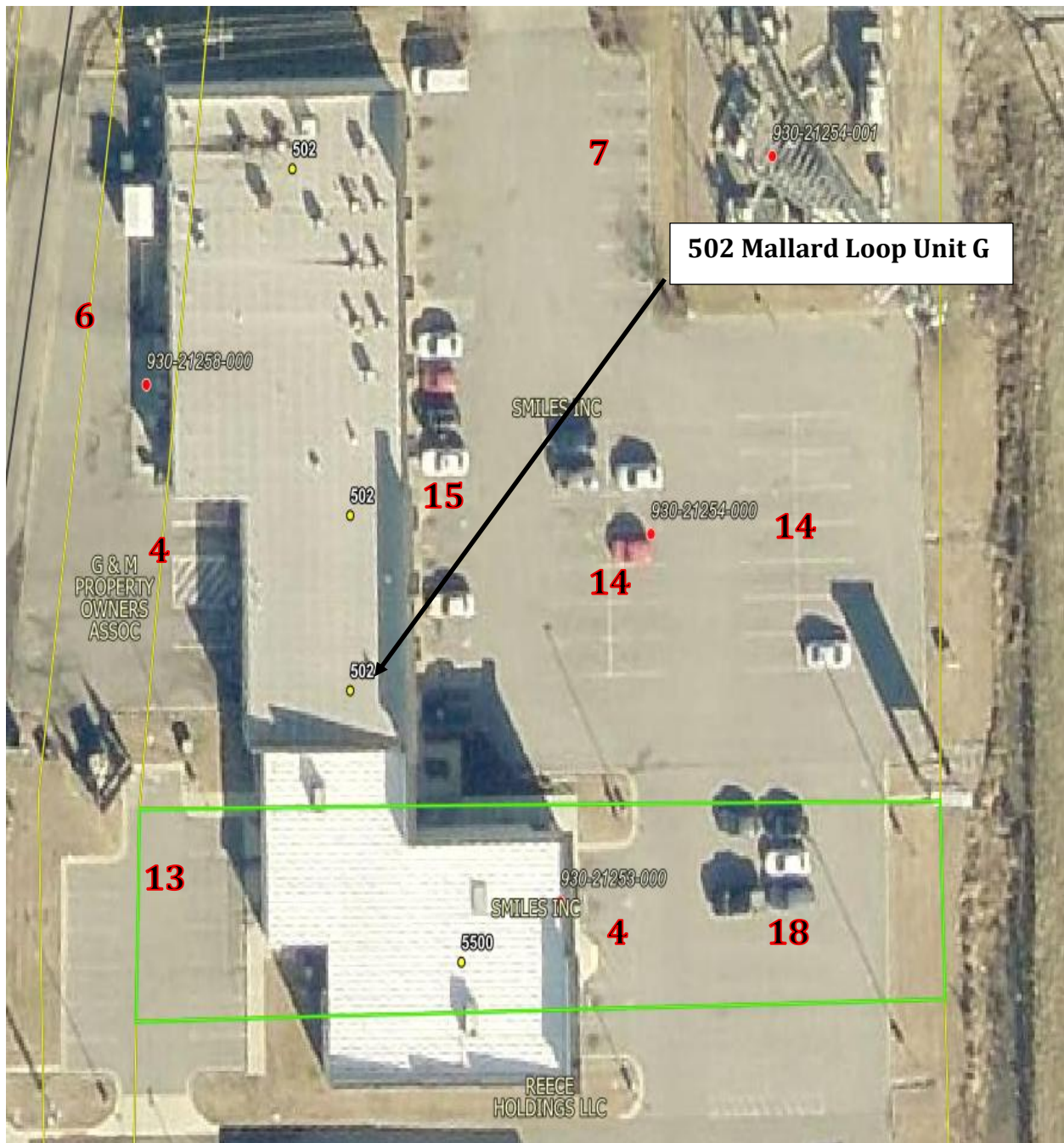
This recommendation and review keeps the 147-space vs. 83-space issue central and gives the Commission two defensible paths: approve the variance based on the site's circumstances, or determine that the center-wide parking calculation is the more appropriate interpretation.



Zoning Map



Ownership map



95 parking spaces identified and marked



502 Mallard Loop Unit G



Distance view from fringe of parking area toward 502 Mallard Loop



View south of parking area at 502 Mallard Loop – 10 am



View toward Chef Lee Restaurant area



View north from adjoining parking lot



Rear area parking



Rear area parking

Case No. 0026-1106



CITY OF PINE BLUFF, ARKANSAS

Board of Zoning Adjustment Variance

Application / Petition

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

Address/Location of Property: 502-G Mallard Loop

Legal Description: _____

Size of Property (acres): _____ Current Zoning: B-3 Ward: _____

Variance Requested: Change from space to Established Use

Small Cakes be used for this business also

Reason for Request: Reduce Parking Calculation for

Atomic Wings - primarily a pick up fast

Food Establishment

Applicant / Agent

Name: Atomic Wings

Address: 2506 W. 28th

Telephone: (870) 329-0593

Email: Steven.Stefanic@gmail.com

Fax: _____

Property Owner (Must be filled out if different)

Name: _____

Address: _____

Telephone: _____

Email: _____

Fax: _____

Additional information/comments: _____

Steven Stefanic

Applicant / Business Owner Signature

Date

PROPERTY OWNER(S) / AUTHORIZED AGENT CERTIFICATION: I (We), the undersigned, hereby certify under penalty of perjury that I (we) are the owner(s) of the property that is the subject of this application and I (we) have read this application and consent to its filing. *(If signed by the authorized agent, a letter from each property owner must be provided indicating that the agent is authorized to act on his/her behalf.)*

Signature _____ Date _____

Signature _____ Date _____

Printed Name _____

Printed Name _____

Owner _____ or Authorized Agent _____
 (Check one)

Owner _____ or Authorized Agent _____
 (Check one)

Submission Deadline: _____ Expected Planning Commission Meeting Date: _____

• SEE REVERSE SIDE FOR SUBMISSION REQUIREMENTS •

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

**This application comes before the Board of Zoning Adjustment
RECOMMENDATION
TO THE
PINE BLUFF BOARD OF ZONING ADJUSTMENT**

SUBJECT: Appeal of the Zoning Officials decision in regard to 502 Mallard Loop Suite G.

APPLICANT: Anil Dadlani

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

ZONING:	North:	B-3, Highway Commercial	LAND USE:	North:	Commercial
	South:	B-3, Highway Commercial		South:	Commercial
	East:	B-3, Highway Commercial		East:	Commercial
	West:	R-1, Residential		West:	Vacant

REVIEW COMMENTS

Applicant comes before the Board of Zoning Adjustment on an Appeal of the Zoning Administrator's opinion. A request was made to open and operate cakes / bakery in unit 502 G Mallard Loop. That request was denied by the Zoning official based on the following:

- a) Request falls under the category in the zoning code as restaurant and therefore must meet those parking requirements.
- b) Development was site reviewed and approved as a retail development with parking provided as such.
- c) On-site parking requirements for existing uses with a change of 1 to a restaurant would exceed allotted parking requirements.

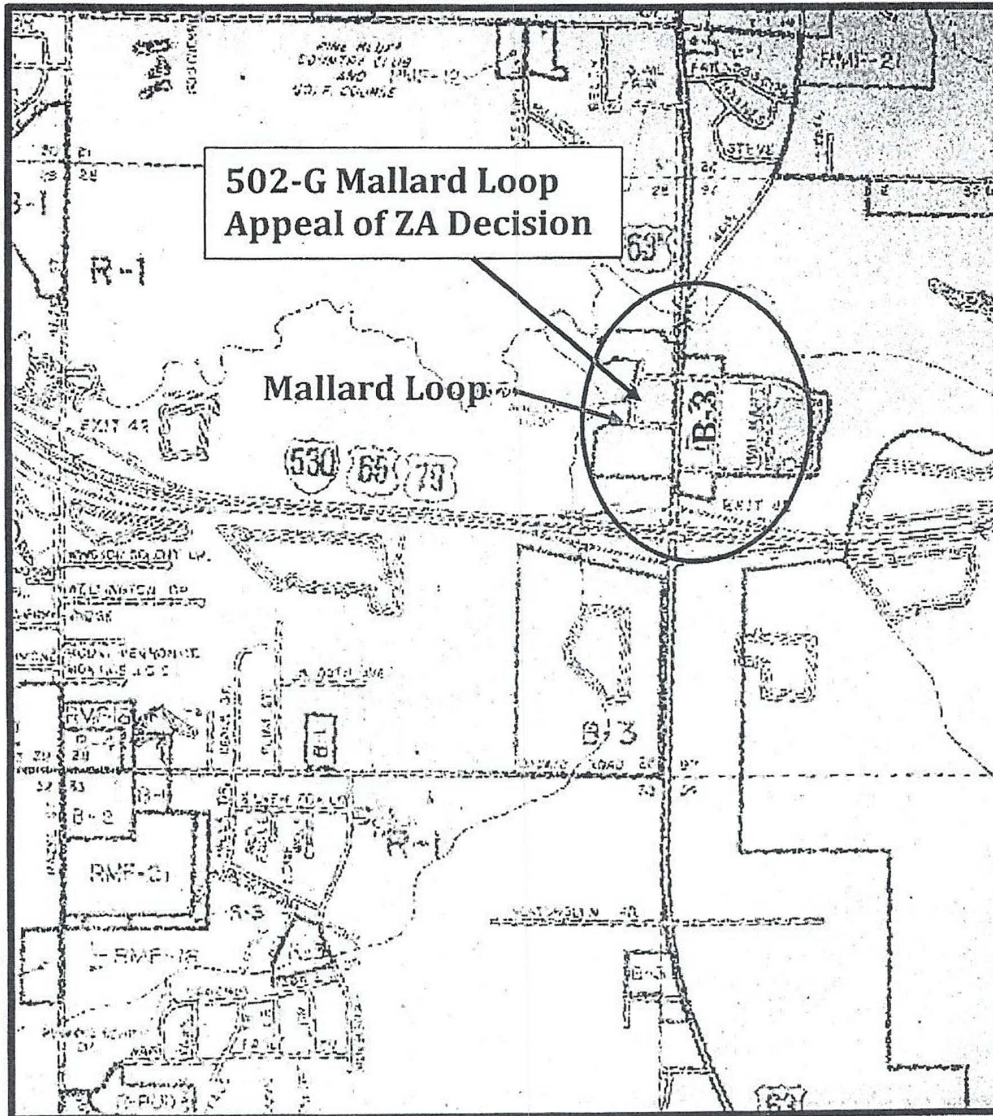
Parking requirements with uses as designed (as retail) equal 29 spaces @ 5 per thousand square feet (5830 +/-). Parking requirements with retail at 4352 +/- square feet equal 22 spaces and restaurant at 1478 square feet equal 20 spaces for a total number of parking spaces required being 42. Parking provided equals 34. A shortage of 8.

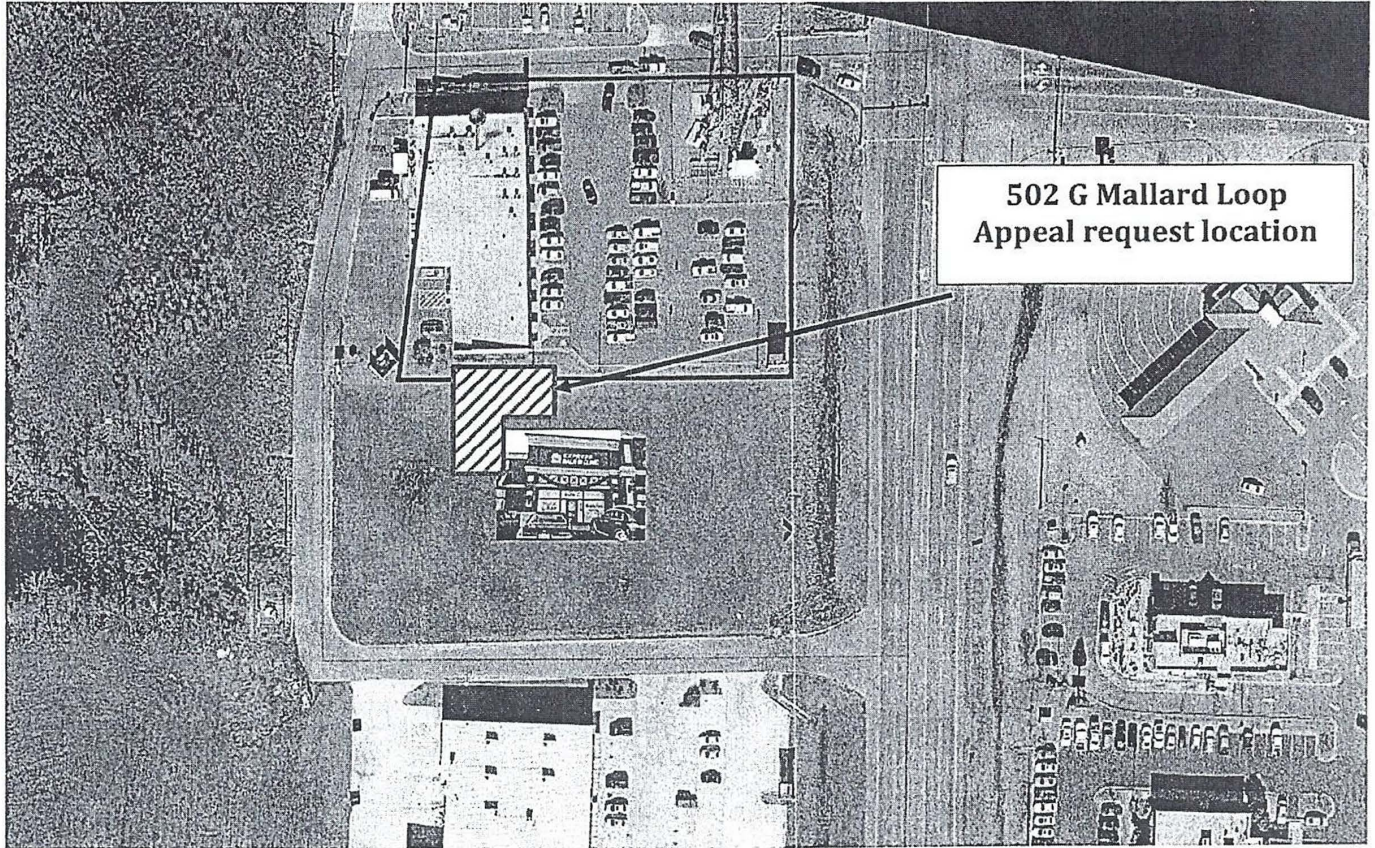
Although applicant's site sketch shows spaces for buildings to the north and south, staff review has indicated an overflow of parking from the office and restaurants previously developed to the north with uses going well over the provided parking. That development too was done so as retail only to have the restaurant occupy space after the fact.

*As a note, planning staff reviewed the site on seven different occasions (4 times after 5 pm and 3 times during the noon hour)

RECOMMENDATION

At this time planning staff's obligation is determine only if the zoning official made the correct interpretation of the zoning code. The answer to that question would be yes and the decision should be upheld.





Case No. 2017-1851



CITY OF PINE BLUFF, ARKANSAS

Appeal of Zoning Official's Decision

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 Board of Zoning Adjustment agenda until this information is provided.

Business Name & Nature of Business (If applicable): Small Cakes/Bakery

Property Location: (address or lot, block, or nearest intersection) 502-G Mallard Loop
Property/Parcel ID No. _____ Current Zoning: B-3 Highway Commercial
Lot Frontage _____ (feet) Lot Depth _____ (feet) Square Footage/Acres _____
Number of Existing Buildings One Use of Buildings: Residential Commercial Industrial

Applicant / Business Owner

Name: Fred Reed - Reed Architectural Firm
Address: 417 W. 6th
Pine Bluff, AR 71601
Telephone: 870-534-2425
Email: fhreed@sbcglobal.net
Fax: 870-534-2427

Property Owner (Must be filled out if different)

Name: Anil Dadlani
Address: 507 Mallard Loop
Pine Bluff, AR 71603
Telephone: 870-489-4606
Email: adad807767@aol.com
Fax: 9870-535-1794

Briefly explain appeal: For required parking Lakisha, Planning Adm. is basing it on restaurant - 15 spaces/1000 sq. ft. This is a bakery with pre-prepared cupcakes for sale (1,478 sq. ft.) which requires limit time & need for parking. Request existing 5 spaces/1000 is sufficient for this occupancy.

Does the property have restrictive covenants? no (If yes, attach a copy of covenants)

Are there any special licenses for your business? no (Explain) _____

Has any zoning action /request been previously been made for this property: no

Fred Reed 11-7-17
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.)

Anil Dadlani 11-7-2017
Signature Date

Anil Dadlani
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** •

SITE PLAN
SCALE: 1"=60'



MALLARD LOOP

PROPERTY
VARIANCE
REQUEST

ADJACENT
TENANTS

EXISTING BUILDING

ADJACENT
TENANTS

EXISTING BUILDING

MALLARD LOOP

MALLARD LOOP

ARK. HIGHWAY 63

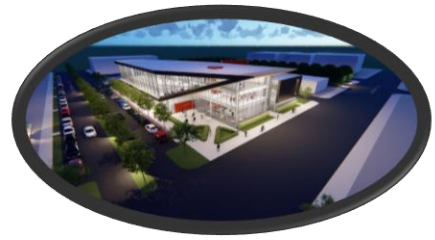
SMALLCAKES

502-G Mallard Loop Pine Bluff AR

DATE: 11-07-17

**REED
ARCHITECTURAL
FIRM**
417 West Sixth
P.O. Drawer 7447
Pine Bluff, AR 71611
Phno. 870-534-3825
Fax 870-534-3427

CITY OF PINE BLUFF
PLANNING COMMISSION
SEPTEMBER 29TH, 2026 4:00 p.m.
City Hall Council Chambers
200 E. 8th Avenue



AGENDA

CALL TO ORDER

CONSIDERATION OF MINUTES: August 25th meeting

OLD BUSINESS:

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

NEW BUSINESS:

2. Request to close approximately 620 feet of Redbud Street from W. 13th Avenue south to West 15th Avenue where it intersects with Redbud on the west side.
3. Use Permit on Review request by Watson Chapel School to build a cafeteria at Coleman School at 4600 W. 13th Avenue in a R-4, Residential zone.
4. Request to rezone approximately 14.51 acres from R-1, Residential to B-3, Highway Commercial. The property is located in the south portion of the 6000 Block and 6101 S. Olive Street on the east side of the road. This includes parcels #931-83537-003 and 931-79451-000.
5. Request to rezone 2 acres from R-1, Residential to A-R, Agriculture-Residential. The property is located at 6207 Sulphur Springs Road.
6. Use Permit on Review request to establish an animal rescue facility at 6207 Sulphur Springs Road in an A-R zone.
7. Use Permit on Review request to establish a solar panel field at 2703 Port Road in an I-3, General Industrial zone.
8. Use Permit on Review request to establish a nonclinical recovery residence for adults to maintain sobriety at 1119 W. 2nd Avenue in a R-3, Residential zone. Proposal allows up to 6 adult residents with a live-in house manager.
9. Use Permit on Review request to establish a church at 5519 Kennedy in a former single-family residence. The property is zoned B-1, Neighborhood Business.
10. Preliminary Plat review of Dadlani Subdivision in the area of 6101 S. Olive containing 6 lots.

11. Review of an Ordinance establishing regulations for outside sales and display at Flea Markets.

DISCUSSION – None

COMMITTEE REPORTS: None

ADJOURNMENT

Next meeting scheduled for October 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: 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.

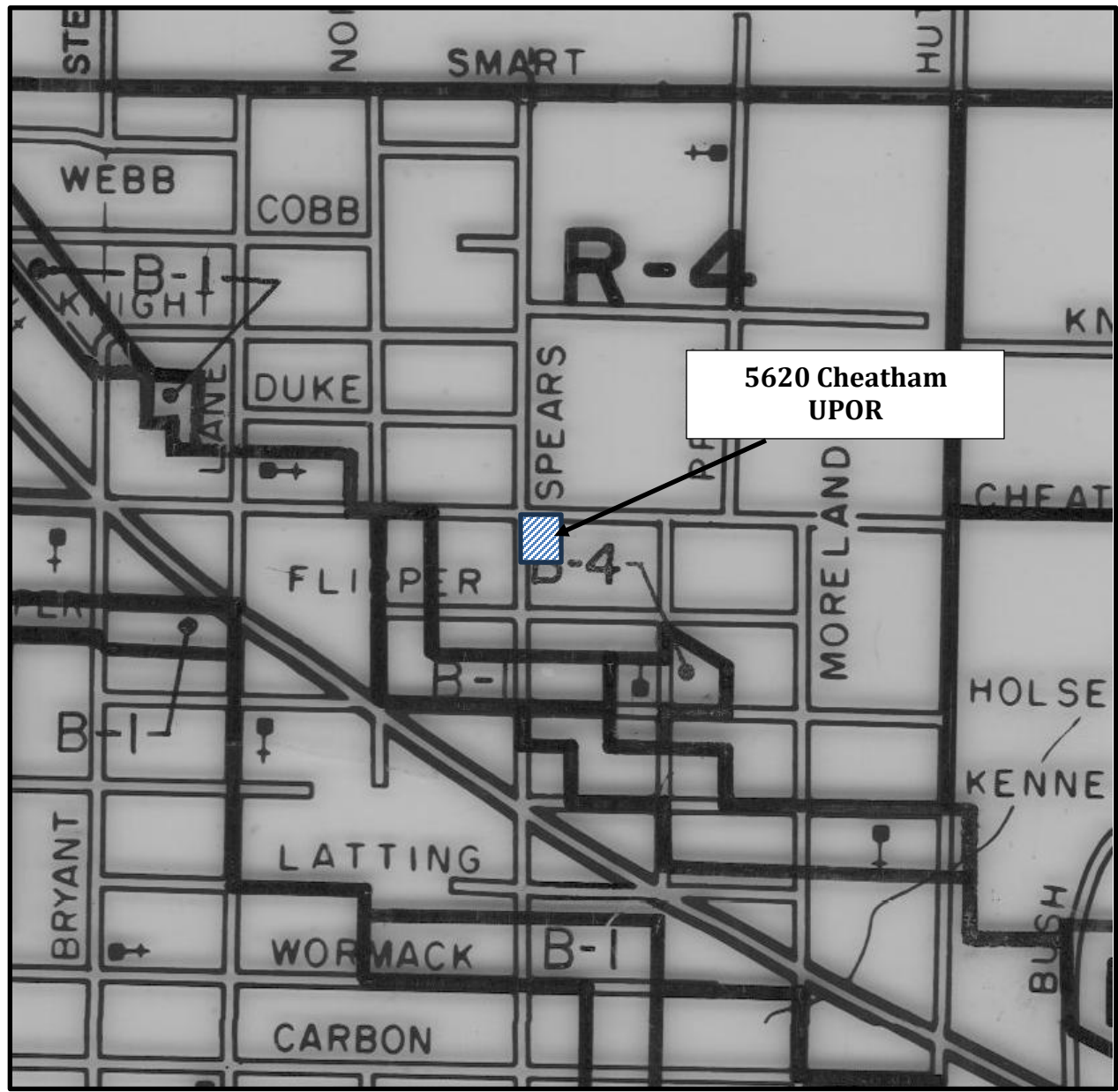
Suggested conditions include:

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 Buckhanan

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

Property/Parcel ID No. _____

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

Applicant / Business Owner

Name: Trina Buckhanan

Address: 5620 Cheatham

Pi

Telephone: 870-692-5469

Email: [REDACTED]

Fax: _____

Property Owner (Must be filled out if different)

Name: Trina Buckhanan

Address: 7289 Rustic Circle

Pine Bluff AR 71603

Telephone: 870-692-5469

Email: [REDACTED]

Fax: _____

Who will run the business? Trina Buckhanan Number of employees: 2

Number 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 Buckhanan

6/29/26

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

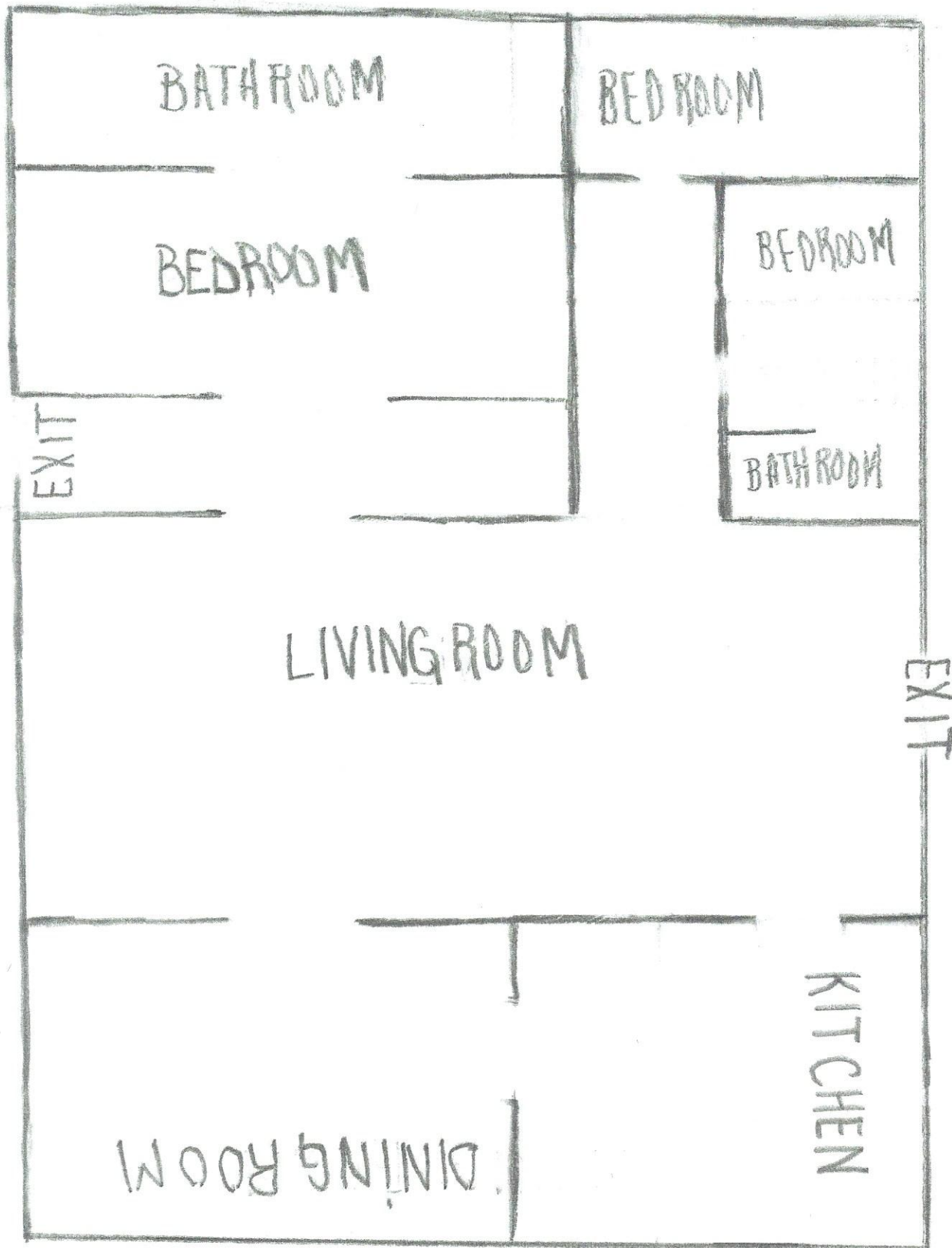
2. What is the proposed use and zone you are requesting?

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.



RPID: 28747 Parcel: 930-12427-003

Jefferson County Urban Property Record Card - 2026

Card: 1 of 1

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

Trend

Street

Utilities

Topography

Landscaping

☐ Improving

☐ Static

☐ Declining

☐ New

☐ Old

☐ Concrete

☐ Asphalt

☐ ChatSeal

☐ Gravel

☐ Dirt

☐ No Water

☐ No Sewer

☐ No Gas

☐ No Electric

☐ No Telephone

☐ High

☐ Low

☐ Rough

☐ Flat

☐ Sloping

☐ Excellent

☐ Good

☐ Average

☐ Poor

☐ None

Building Permit Record

Date

Amount

Purpose

Note

5/18/2022

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

Rate

Pri/Sec

O

Adj1

%

Adj2

%

Value

NC

HS

HL

1.000

1.000

0.000

0.000

0.00

3000.00

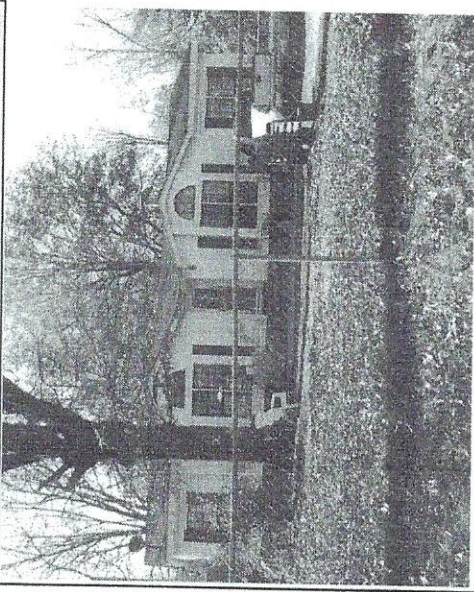
S

25

3,750

100 X 120

PINE BLUFF SUBS\COLL20\930-12427-003-01-2



100 X 120

Total: 3,750

**RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION**

SUBJECT: Request to close approximately 620 feet of Redbud Street from W. 13th Avenue south to West 15th Avenue where it intersects with Redbud on the west side.

APPLICANT: Dr. Keith McGee, Superintendent – Watson Chapel Schools

ZONING AND LAND USES: R-4 Residential

ZONING:	North:	R-4, Residential	LAND USE:	North:	School property -
	South:	R-4, Residential		South:	School property & Vacant - undeveloped
	East:	R-4, Residential		East:	School property
	West:	R-4, Residential		West:	School property

History

None

REVIEW COMMENTS

Background and Request - Watson Chapel Public Schools is requesting the closure of a portion of Redbud Street extending from W. 13th Avenue south to W. 15th Avenue. The requested closure is intended to allow the school district to construct a new cafeteria facility in the area between two existing school campuses. The subject portion of Redbud Street is presently a public right-of-way. The city has previously allowed the street to be gated during the school year for school security purposes, although the underlying right-of-way has remained in place. The proposed permanent closure would eliminate the public vehicular connection along this portion of Redbud Street and allow the area to be incorporated into the school campus for construction of the proposed cafeteria.

A significant consideration is the presence of existing public utilities within the right-of-way. At this time, it is known that a 21-inch sanitary sewer main and a 6-inch water line are located within the subject street right-of-way. The exact location, depth, condition, ownership, and required access to these utilities should be verified prior to any final action on the street closure.

Site and Surrounding Area - The subject right-of-way is located within the Watson Chapel Public Schools campus area and serves as an internal street connection

between W. 13th Avenue and W. 15th Avenue. The surrounding area is primarily developed with school-related uses associated with the Watson Chapel school campuses. The existing school facilities occupy property on both sides of the subject portion of Redbud Street, and the proposed cafeteria would be located between the existing campuses.

The existing use of the street for school purposes is somewhat different from a typical neighborhood street. The city has previously permitted the street to be gated during the school year, indicating that vehicular access has already been restricted at certain times for security purposes. However, permanent closure would represent a substantially greater change because the public right-of-way would no longer remain available for normal public travel.

Applicable Ordinance Provisions - The City's zoning regulations recognize the Planning Commission's role in administering and enforcing the zoning ordinance. The City's code also provides a specific application category for “Street closing and alley”, indicating that street closures are subject to an established municipal review process. The City Code further identifies the vacating, abandoning, opening, widening, or otherwise modifying a public street or public way as an action requiring municipal legislative consideration.

Of particular importance to this request, the zoning ordinance provides that when a street or other public way is officially vacated or abandoned by action of the Mayor and City Council, the zoning district boundaries on each side of the vacated street are moved to the centerline of the former street. Therefore, the Planning Commission's consideration should be viewed as a recommendation regarding the proposed closure, with final disposition of the public right-of-way subject to the City's required approval process.

Utilities and Right-of-Way Considerations - The presence of the 21-inch sewer main and 6-inch water line is a major consideration in evaluating the request. Considering that reason for this request is so that a building can be located inclusive of the proposed closed right of way, closure should be contingent on relocation of any and all utilities within the affected right of way. Failure to do so will result a utility's ability to adequately maintain their equipment.

Parking and Site Analysis - The proposed cafeteria is intended to be constructed between two existing school campuses. Closing Redbud Street would provide the school district with additional land that can be incorporated into the campus and used for the proposed facility.

The closure should, however, be evaluated in conjunction with the overall school site plan to ensure that the proposed cafeteria does not create deficiencies in:

- Student and staff parking;
- Bus circulation;
- Parent drop-off and pick-up;
- Emergency vehicle access;
- Service and delivery access;
- Pedestrian circulation between the campuses; and
- Internal traffic circulation.

Because the street has historically been gated during the school year, the practical impact on day-to-day school operations may be limited. Nevertheless, the permanent removal of the street as a public connection should be evaluated for its impact on surrounding circulation and emergency response. The proposed cafeteria construction should also be subject to the applicable site plan, building, fire, utility, drainage, and access requirements.

Findings and Analysis -

1. The request is intended to facilitate construction of a cafeteria between two existing Watson Chapel Public Schools campuses.
2. The subject portion of Redbud Street has already been permitted to be gated during the school year for school security purposes.
3. Permanent closure would nevertheless eliminate an existing public street right-of-way and is therefore a greater action than the existing seasonal/security restriction.
4. The proposed closure appears logically related to the consolidation and improvement of the school campus.
5. The presence of a 21-inch sewer main and 6-inch water line within the right-of-way is a significant concern and must be addressed before the street is permanently vacated.

RECOMMENDATION

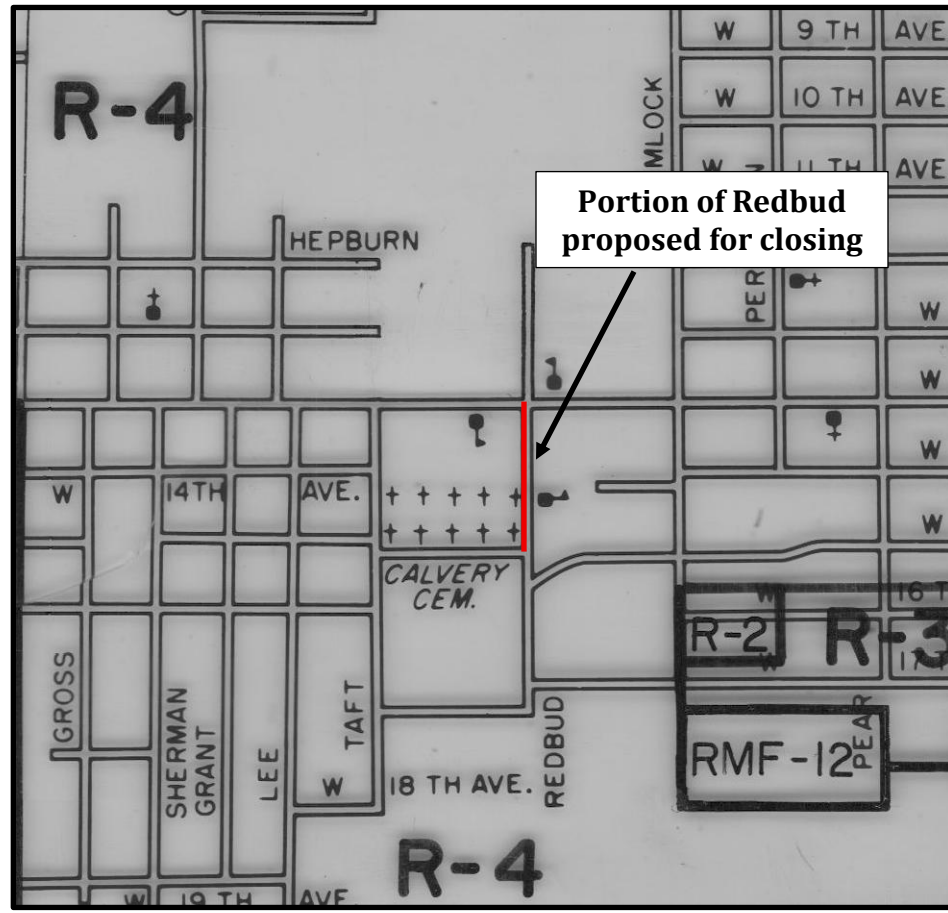
Staff recommends approval of the request to close/vacate the portion of Redbud Street from W. 13th Avenue south to W. 15th Avenue, subject to the following conditions:

1. Any and all utility relocations designed and written approval received by the zoning office from subject utilities prior to finalization and submittal of the proposed closing to City Council.
2. Should relocation provide for any utility to remain in a portion of the closed right of way, a utility easement shall be retained.

STREET CLOSING

AGENDA ITEM #2 1300-1400 BLOCK OF REDBUD SEPTEMBER 29TH, 2026

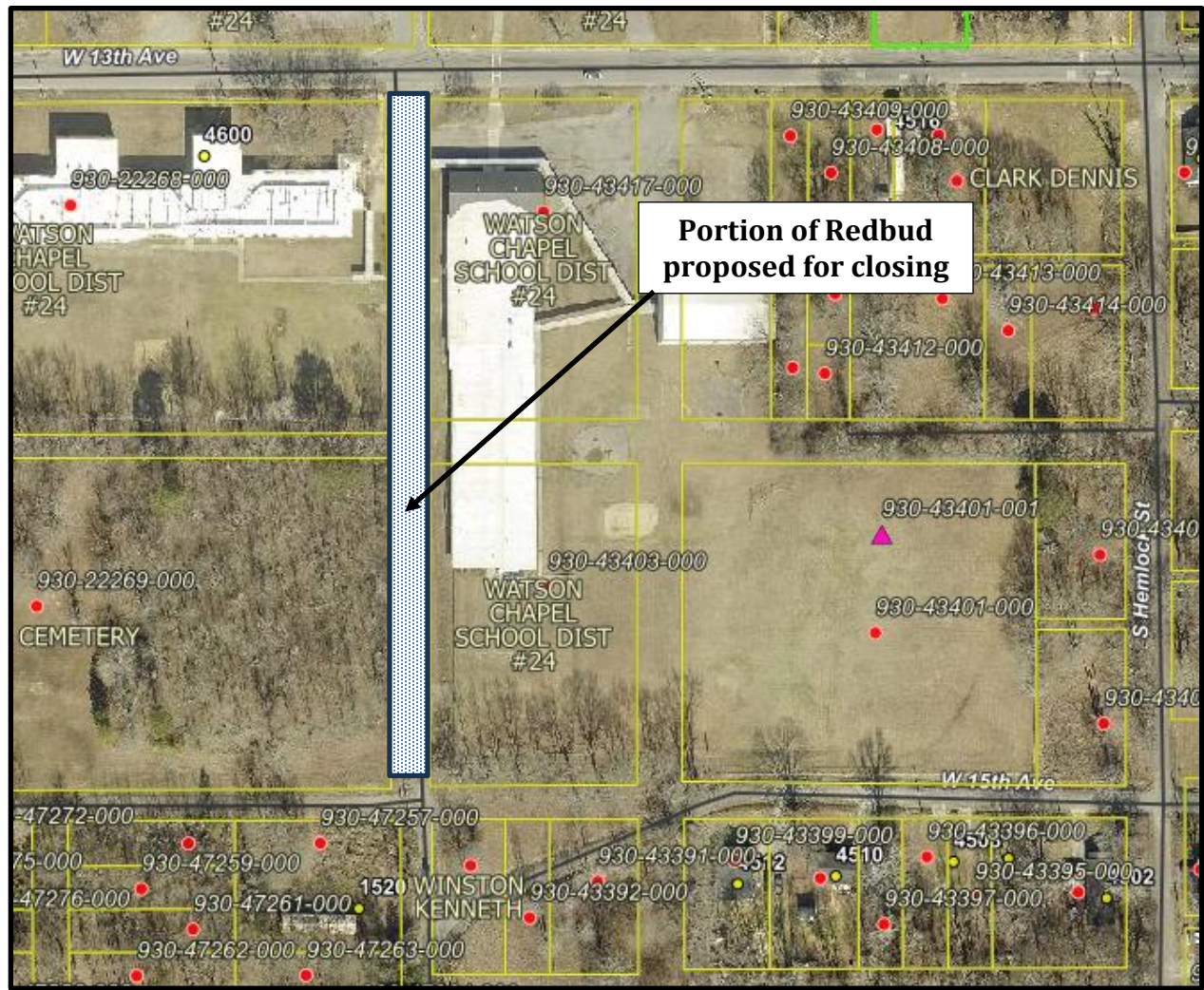
Subject to these conditions, the proposed closure is considered reasonable because the street primarily functions as an internal component of the existing school campus, has already been periodically restricted for security purposes, and the closure would facilitate construction of a needed school facility.



Zoning Map

STREET CLOSING

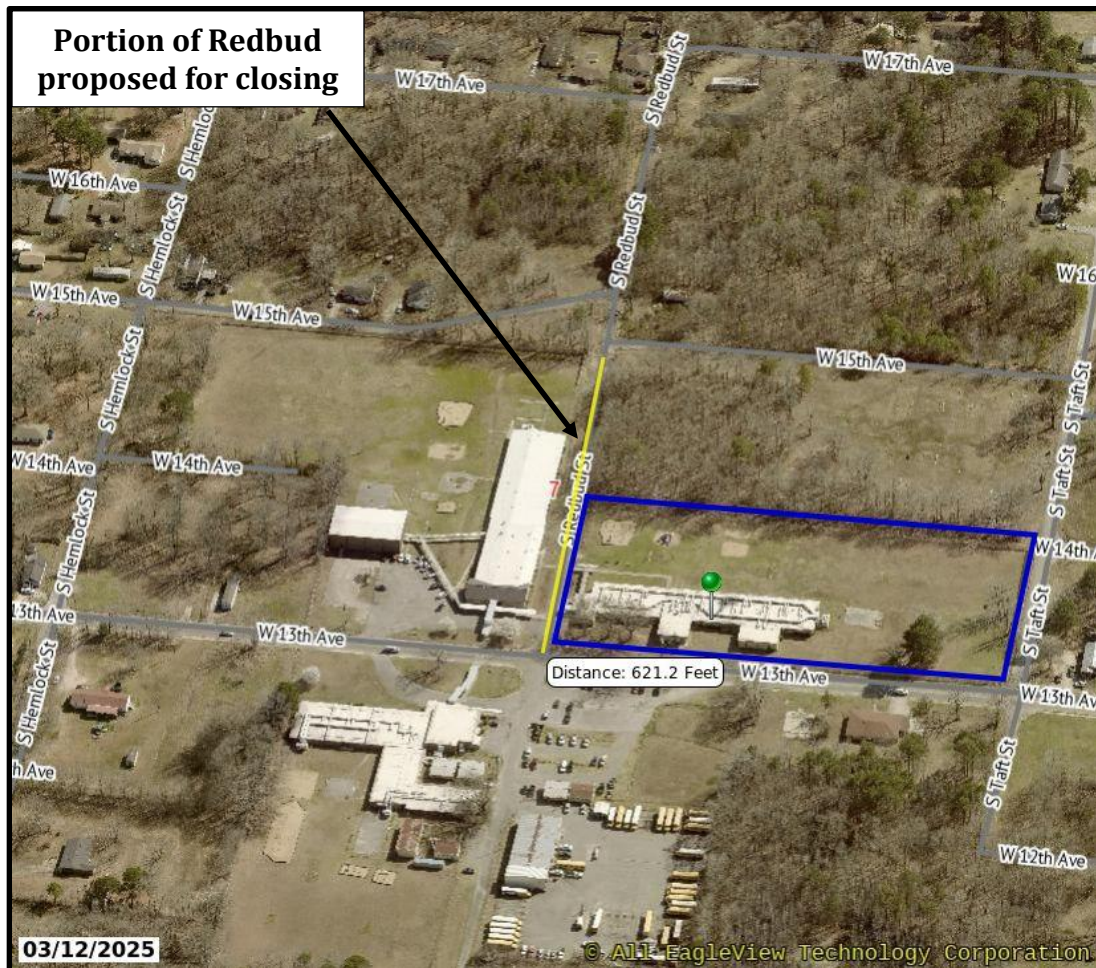
AGENDA ITEM #2
1300-1400 BLOCK OF REDBUD
SEPTEMBER 29TH, 2026



Ownership map

STREET CLOSING

AGENDA ITEM #2
1300-1400 BLOCK OF REDBUD
SEPTEMBER 29TH, 2026



AGENDA ITEM #2
1300-1400 BLOCK OF REDBUD
SEPTEMBER 29TH, 2026

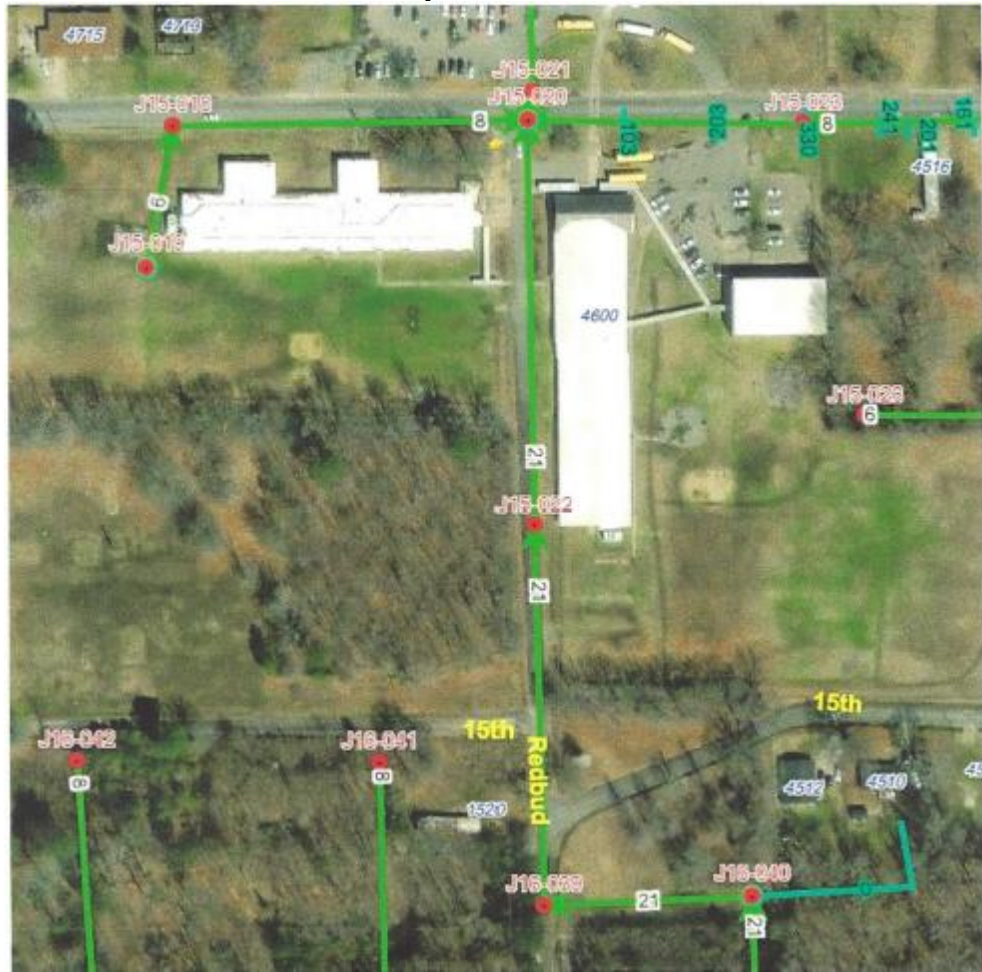


STREET CLOSING

AGENDA ITEM #2
1300-1400 BLOCK OF REDBUD
SEPTEMBER 29TH, 2026

WWU reply (David Poe):

We do oppose this closing. We have a 21" trunk line that flows in that right of way. See the pic below ..



STREET CLOSING

**AGENDA ITEM #2
1300-1400 BLOCK OF REDBUD
SEPTEMBER 29TH, 2026**



Redbud looking south from W. 13th



Redbud looking north from 15th

STREET CLOSING

**AGENDA ITEM #2
1300-1400 BLOCK OF REDBUD
SEPTEMBER 29TH, 2026**



Property at 15th south of east part of campus



CITY OF PINE BLUFF, ARKANSAS

Street/Alley Closing

Application

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

Business Name & Nature of Business: Coleman Elementary School

Property Location: (address or lot, block, or nearest intersection) 4600 W. 13th Ave. Pine Bluff, AR 71603

Property/Parcel ID No. _____

Size of Property (acres): 4.26 Current Zoning: 4 Residential Ward: 4

Applicant / Property Owner

Name: Watson Chapel School District

Address: 4100 Camden Road Pine Bluff, AR 71603

Telephone: (870) 879-0220

Name: Dr. Keith McGee, Superintendent

Address: 4100 Camden Road Pine Bluff, AR 71603

Telephone: (870) 879-0220

Additional Property Owners

Name: _____

Address: _____

Telephone: _____

Name: _____

Address: _____

Telephone: _____

Brief description of request: The district is requesting the closure of Redbug Street to construct a new cafeteria and improve student safety. The project will eliminate the need for students in grades 3-5 to cross 13th Street for cafeteria access, creating a safer and more connected campus.

Has any zoning action /request been previously been made for this property? No

Additional information/comments: _____

Keith McGee

8/21/2020

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** •



Watson Chapel School District

**4100 South Camden Rd.
Pine Bluff, Arkansas 71603**

Home of the Wildcats!

DATE: August 4, 2026

FROM: Keith McGee, Ed.D
Superintendent of Schools

SUBJECT: Requesting to Close South Redbug Street

BACKGROUND:

The Watson Chapel School District has submitted Partnership Program applications to the Arkansas Division of Public School Academic Facilities and Transportation for the 2027–2029 funding cycle. A key component of the proposed capital improvement plan is the construction of a new cafeteria at Coleman Elementary School that will connect the school's existing academic buildings.

RATIONALE:

The Watson Chapel School District respectfully requests that the Pine Bluff City Council approve the permanent closure of South Redbug Street adjacent to Coleman Elementary School to facilitate the construction of the new cafeteria. Closing the street will allow the district to create a unified campus that enhances student safety by eliminating the need for students and staff to cross public roadway during the school day. The project will also improve campus security, increase operational efficiency, and provide a modern dining facility that better accommodates current and future student enrollment.

In addition to improving safety, the proposed facility will support the district's long-term educational and infrastructure goals by creating a more functional learning environment and maximizing the use of campus space. The closure of South Redbug Street is essential to the successful completion of this project and represents a significant investment in providing safe, secure, and academically supportive facilities for the students and families of Watson Chapel School District.

FUNDING:

Partnership Program Funding

RECOMMENDATION:

The administration of the Watson Chapel School District respectfully recommends that the Pine Bluff City Council approve the permanent closure of South Redbug Street adjacent to Coleman Elementary School to allow for the construction of the new cafeteria and the continued enhancement of a safe, secure, and efficient educational campus.



A0.1

DATE: 2008.03.20
 PROJECT NO: 20077
 DRAWING NO: 001
 WFO

COLEMAN CAFETERIA
 WATSON CHAPEL SCHOOL
 DISTRICT
 PINE BLUFF, ARKANSAS

LEWIS
 ARCHITECTS
 ENGINEERS

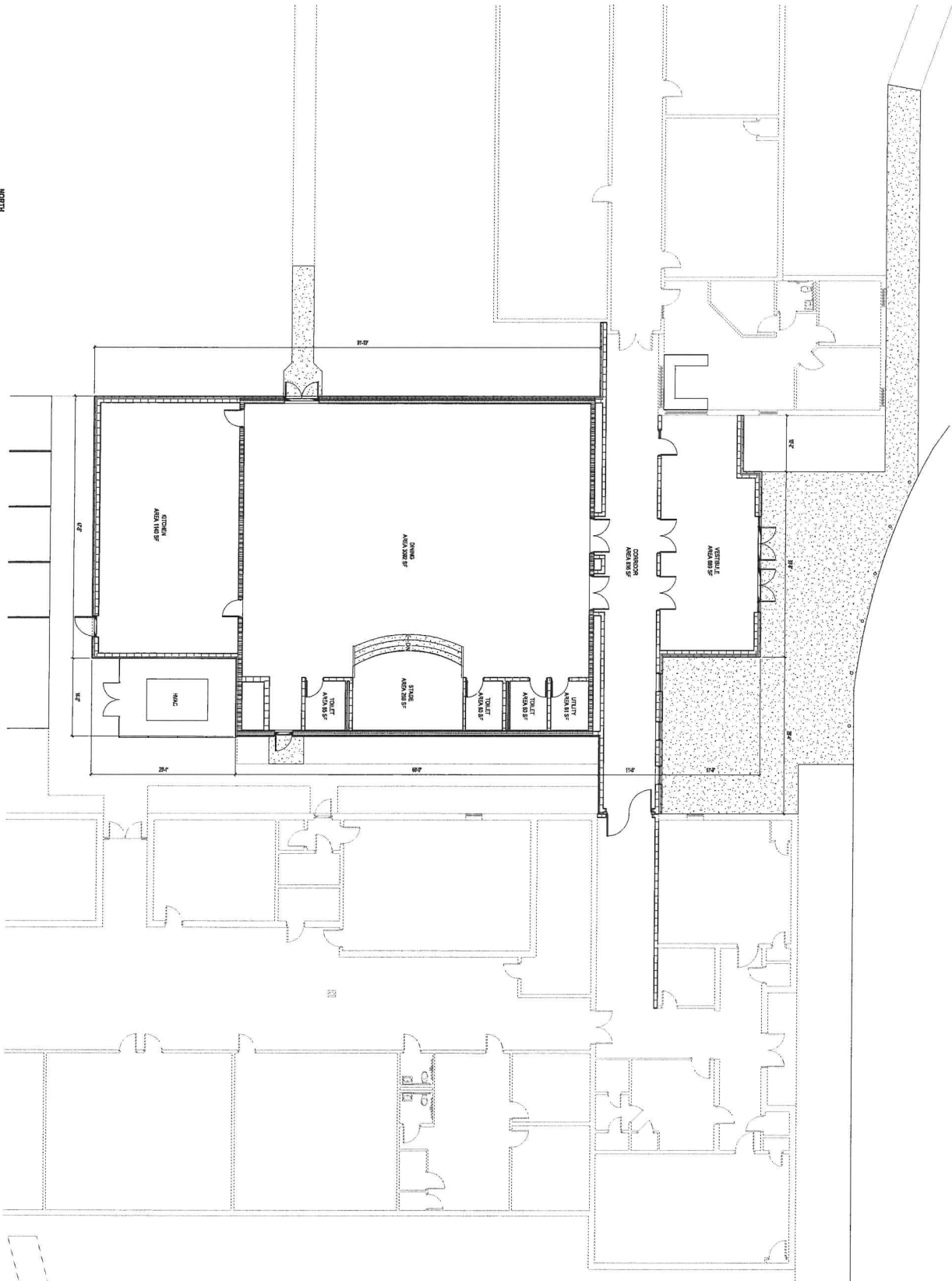


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COLEMAN ELEMENTARY CAFETERIA AND SAFE ROOM

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7,010 GROSS SQ. FT.
PROJECT NO. 2829-3509-001

A2.1
1/2" x 1/2"

DATE: 08/20/11
PROJECT NO.: 2829-3509-001
DRAWN BY: WMO
REV: 0

COLEMAN CAFETERIA
WATSON CHAPEL SCHOOL
DISTRICT
PINE BLUFF, ARKANSAS

LEWIS
ARCHITECTS
ENGINEERS



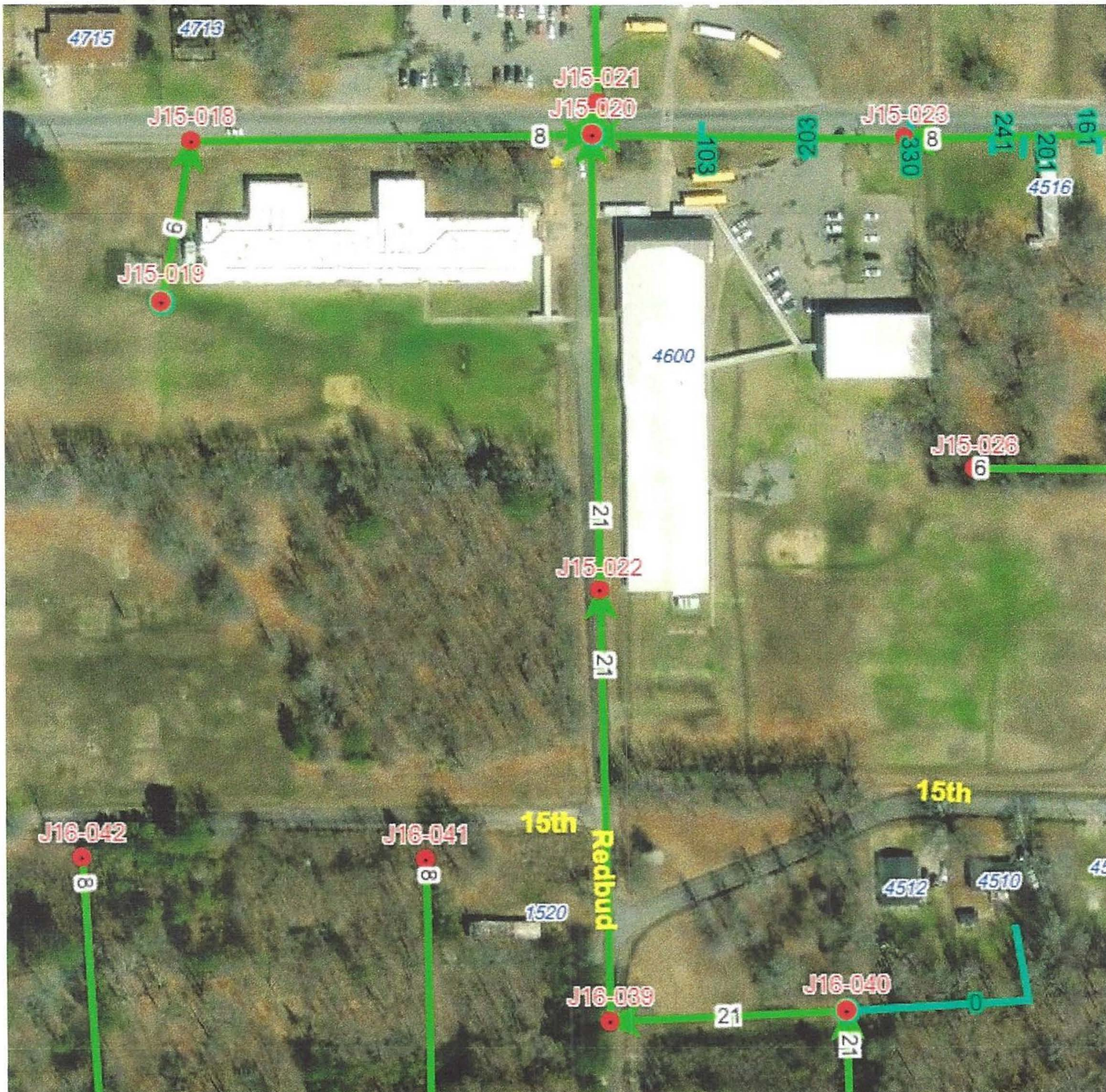
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Larry Reynolds

From: David Poe <dpoe@pbwastewater.com>
Sent: Wednesday, September 02, 2026 4:28 PM
To: Larry Reynolds
Cc: Ken Johnson
Subject: Re: Proposed street closing
Attachments: Utility letter.docx

Larry,

We do oppose this closing. We have a 21" trunk line that flows in that right of way. See the pic below...





David Poe,
Technical Services - GIS Director
Pine Bluff Wastewater Utility
1520 S Ohio Street
Pine Bluff, AR 71601
Tel: 870-535-6603
Fax: 870-535-6243
<mailto:dpoe@pbwastewater.com>

<http://www.pbwastewater.com/>

From: Larry Reynolds <LarryReynolds@cablelynx.com>
Sent: Wednesday, September 2, 2026 3:53 PM
To: David Poe <dpoe@pbwastewater.com>
Subject: Proposed street closing

Good afternoon, David. Watson Chapel School has filed a request to close a portion of Redbud Street south of W. 13th. If closed they propose to build a new cafeteria over that platted street. Attached is a sketch of the area.

Let me know if you have any questions.

Larry Reynolds
Director



**RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION**

SUBJECT: Use Permit on Review request by Watson Chapel School to build a cafeteria at Coleman School at 4600 W. 13th Avenue in a R-4, Residential zone.

APPLICANT: Dr. Keith McGee, Superintendent Watson Chapel Schools

ZONING AND LAND USES: R-4, Residential

ZONING:	North:	R-4, Residential	LAND USE:	North:	School property
	South:	R-4, Residential		South:	School property – vacant undeveloped
	East:	R-4, Residential		East:	School property
	West:	R-4, Residential		West:	School property

History

No similar requests.

REVIEW:

Background and request: The applicant, Watson Chapel Public Schools, is requesting approval to construct a new cafeteria facility between two existing school campus buildings. The proposed cafeteria would be constructed within the area presently occupied, in part, by a public street right-of-way and would be physically connected to the existing campus buildings.

The proposed facility is intended to consolidate cafeteria operations within the campus and eliminate the need for students and staff to cross W. 13th Avenue to access the existing cafeteria. The proposed building would provide a more direct and secure connection between the existing school facilities and would improve the overall internal circulation of the campus.

This review is pending the formal closing/vacation of the affected portion of the public street right-of-way and the relocation or other satisfactory resolution of utilities located within the right-of-way. Construction of the proposed cafeteria should not proceed until the right-of-way and utility matters have been resolved to the satisfaction of the city and all affected utility providers.

Site and Surrounding Area: The proposed cafeteria is located within an established school campus containing existing educational buildings and associated site improvements. The proposed structure is intended to occupy an interior portion of the campus between two existing buildings rather than create a new independent school site.

The surrounding area is characterized primarily by existing school facilities and the associated public street network. The proposed location is therefore consistent with the established institutional character of the property. Of particular importance is the relationship of the proposed cafeteria to W. 13th Avenue. The existing cafeteria requires students and staff to leave one portion of the campus and cross the public street to reach the cafeteria. The proposed building would eliminate this crossing by providing an enclosed or direct connection between the existing campus buildings.

The existing public right-of-way presents the principal land-use issue associated with the proposal. Because the proposed building would occupy an area currently subject to public right-of-way status, the right-of-way must be formally closed or vacated before the area can be incorporated into the school site for building purposes.

Zoning and Land Use Considerations: The Pine Bluff Zoning Ordinance provides for Planning Commission review of certain public and semipublic uses and educational facilities, with consideration given to site plan, parking, and other factors necessary to protect the public health, safety, and welfare.

The Planning Commission's review should consider:

1. Compatibility of the proposed construction with the existing school use and surrounding development.
2. Adequacy of access and internal circulation.
3. Provision and arrangement of required off-street parking.
4. Protection of pedestrian movement and student safety.
5. Adequacy of drainage and other site improvements.
6. Location of existing and proposed utilities.
7. Compliance with applicable building, fire, and site development requirements.

The City's zoning regulations require a site plan to identify existing and proposed structures, property lines, parking facilities, driveways, and other information necessary to establish compliance.

The City's current commercial plan review requirements likewise call for site, drainage, grading, stormwater, plumbing, and related plans for new construction,

with review by the Inspection & Zoning Department and Fire Department as applicable.

Parking and Site Operational Impacts: The proposed cafeteria is an accessory component of an existing school campus rather than a new independent use. Consequently, the primary consideration is whether the overall campus continues to provide adequate parking, loading, vehicular circulation, emergency access, and pedestrian circulation following construction.

Because the proposed building is located between existing campus buildings, the project should be evaluated as an integrated campus improvement rather than solely on the parking immediately adjacent to the new structure. The proposed cafeteria should not result in the loss of required parking or create an obstruction to existing fire lanes, driveways, service areas, or pedestrian routes. Any parking displaced by the construction should be identified on the final site plan and replaced if necessary to maintain compliance.

Particular attention should also be given to pedestrian circulation. The elimination of the need for students and staff to cross W. 13th Avenue represents a substantial safety and operational benefit. The final site plan should maintain safe pedestrian connections between the cafeteria and the existing school buildings. All parking and vehicular areas affected by the construction should comply with applicable City standards concerning surface, drainage, access, circulation, and maintenance.

Right-of-Way and Utilities - The principal site issue is the existing public street right-of-way. The proposed building cannot appropriately incorporate the affected area into the school campus until the public right-of-way has been legally closed or vacated. Additionally, the existing utilities within the right-of-way must be relocated, abandoned, or otherwise addressed through an agreement acceptable to the City and the affected utility providers before construction occurs.

The Planning Commission should therefore make any approval contingent upon:

- Formal completion of the required street/right-of-way closure or vacation;
- Resolution of all existing utility facilities located within the affected right-of-way;
- Approval of the final site and utility plans by the appropriate City departments and utility providers; and

Findings and Analysis: The proposed cafeteria represents an expansion and improvement of an existing school campus and is generally compatible with the established institutional use of the property. The location between the existing

campus buildings provide a logical opportunity to consolidate school functions and, importantly, eliminates the need for students and staff to cross W. 13th Avenue to reach the cafeteria. The primary concern is not the proposed school use but the status of the public street right-of-way and utilities located within it. The proposed building should not be constructed or the affected area incorporated into the campus until the right-of-way has been formally closed/vacated and the utility conflicts have been satisfactorily resolved.

Subject to those conditions, the proposal should not create a significant land-use conflict and should improve the safety and functional operation of the existing school campus.

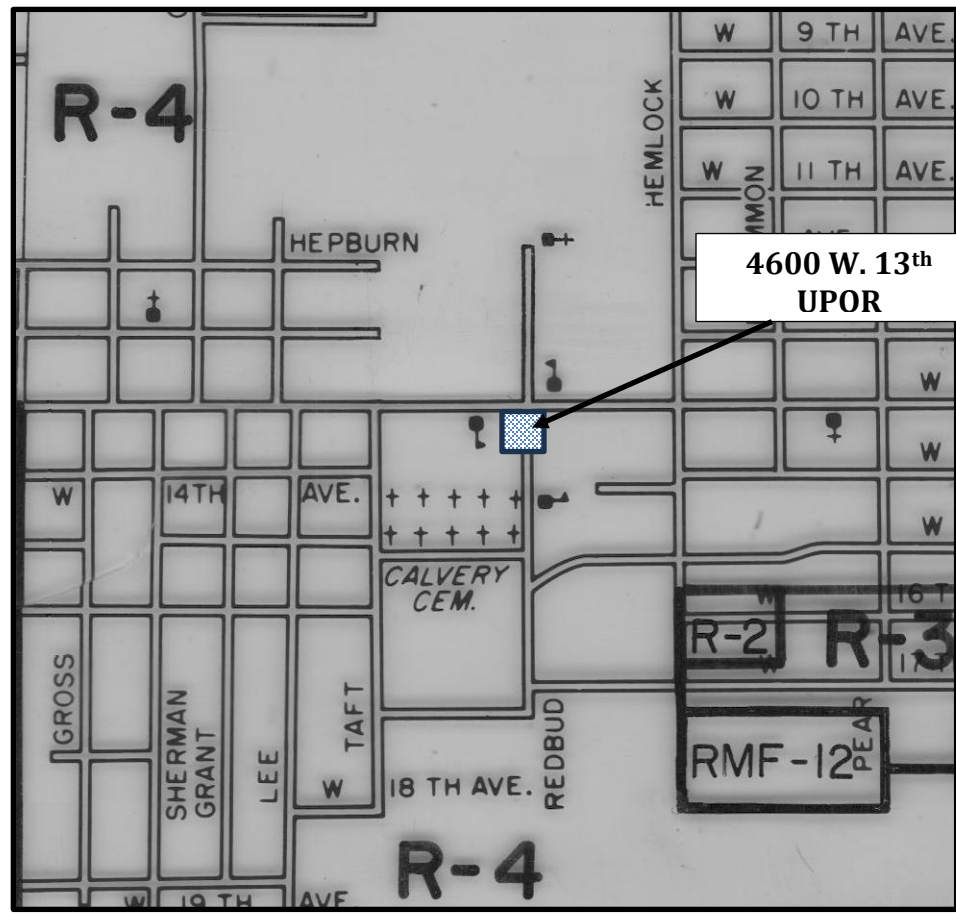
RECOMMENDATION

Staff recommends approval of the proposed new school cafeteria, subject to the following conditions:

1. The affected portion of the public street right-of-way shall be formally closed/vacated prior to issuance of a building permit or commencement of construction within the affected area.
2. All existing utilities located within the right-of-way shall be relocated, abandoned, or otherwise addressed to the satisfaction of the City and affected utility providers.
3. A final site plan shall be submitted and approved showing the proposed cafeteria, connections to the existing buildings, parking, access, pedestrian circulation, drainage, fire access, and utility improvements.
4. The project shall not eliminate required parking or obstruct required emergency, service, or pedestrian access.
5. All construction shall comply with applicable City zoning, building, fire, utility, drainage, and site development requirements.

UPOR

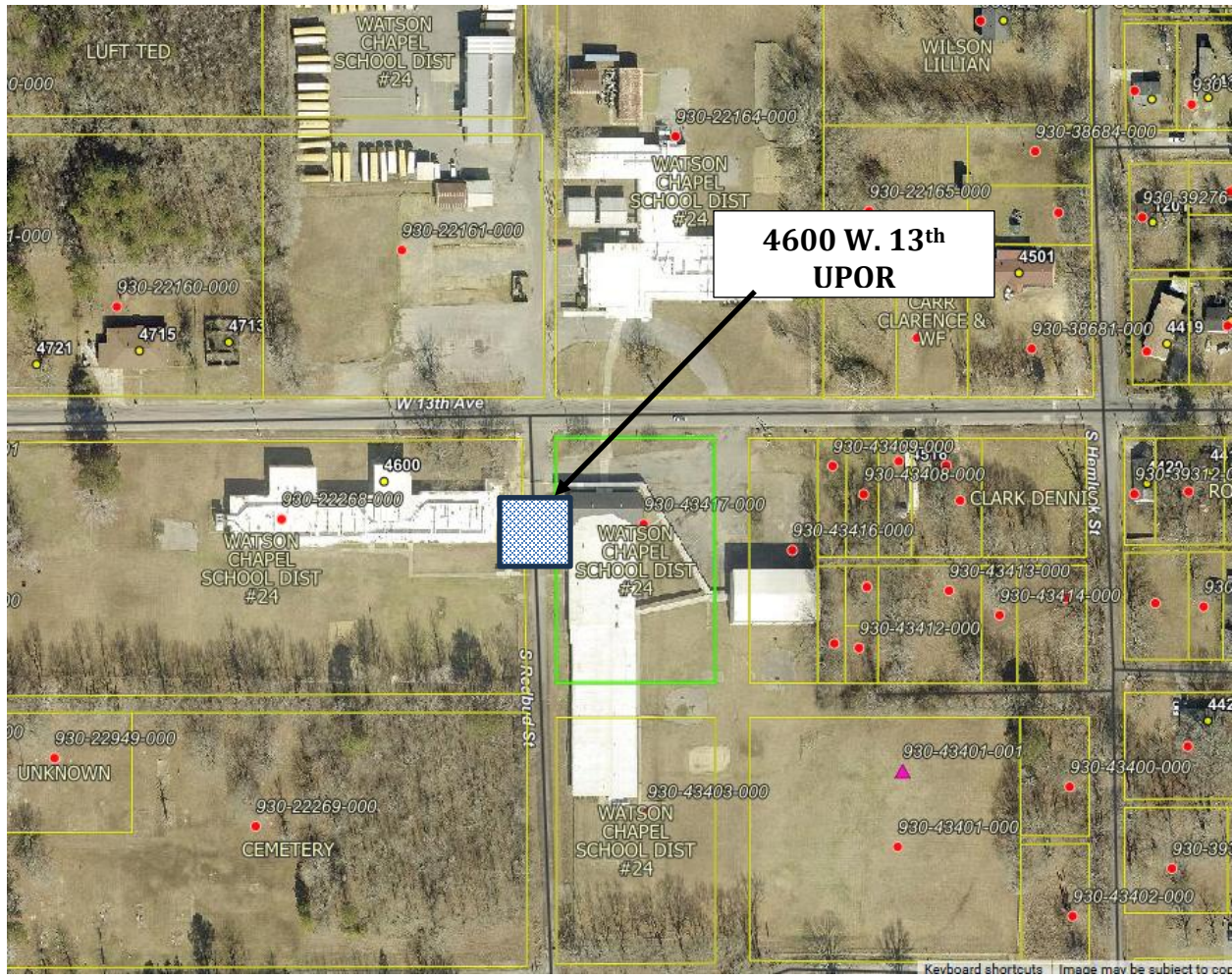
AGENDA ITEM #3
4600 W. 13TH AVENUE
SEPTEMBER 29TH, 2026



Zoning Map

UPOR

AGENDA ITEM #3
4600 W. 13TH AVENUE
SEPTEMBER 29TH, 2026



Ownership map



Looking toward area of new cafeteria – between buildings



Looking toward area of new cafeteria – between buildings



View from south of area between buildings where cafeteria is proposed



Areas north of 13th – parking area – old cafeteria



Area north of 13th – parking area

Case No. _____



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: Coleman Elementary School

Business Location: (address or lot, block, or nearest intersection) 4600 W. 13th Ave. Pine Bluff, AR 71603

Property/Parcel ID No. _____

Size of Property (acres): 4.26 Current Zoning: 4 Residential Ward: 4

Applicant / Business Owner

Property Owner (Must be filled out if different)

Name: Watson Chapel School District

Name: _____

Address: 4100 Camden Road Pine Bluff, AR 71603

Address: _____

Telephone: (870) 879-0220

Telephone: _____

Email: _____

Email: _____

Fax: (870) 879-0588

Fax: _____

Who will run the business? Watson Chapel School District

Number of employees: _____

Number of off-street parking spaces required: 5

Number provided: 5

Are there any special licenses for your business? No

(explain) _____

Will you require a sign? Yes

Keith McEwen

8/21/2020

Applicant / Business Owner Signature

Date

PROPERTY OWNER(S) / AUTHORIZED AGENT CERTIFICATION: I (We), the undersigned, hereby certify under penalty of perjury that I (we) are the owner(s) of the property that is the subject of this application and I (we) have read this application and consent to its filing. *(If signed by the authorized agent, a letter from each property owner must be provided indicating that the agent is authorized to act on his/her behalf.)*

Signature

Date

Signature

Date

Printed Name

Owner _____ or Authorized Agent _____
(Check one)

Printed Name

Owner _____ or Authorized Agent _____
(Check one)

Submission Deadline: _____ Expected Planning Commission Meeting Date: _____

SEE REVERSE SIDE FOR SUBMISSION REQUIREMENTS

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

R4 – Residential

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

Unchanged

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

The Watson Chapel School District is requesting to close Redbug Street to construct a new cafeteria that will connect the current existing classroom buildings. This connection will not only include a cafeteria, but also a kitchen and a security corridor for the safety of the children going to cafeteria, existing office complex, and access to main academic facilities.



Watson Chapel School District

**4100 South Camden Rd.
Pine Bluff, Arkansas 71603**

Home of the Wildcats!

DATE: August 4, 2026

FROM: Keith McGee, Ed.D
Superintendent of Schools

SUBJECT: Requesting to Close South Redbug Street

BACKGROUND:

The Watson Chapel School District has submitted Partnership Program applications to the Arkansas Division of Public School Academic Facilities and Transportation for the 2027–2029 funding cycle. A key component of the proposed capital improvement plan is the construction of a new cafeteria at Coleman Elementary School that will connect the school's existing academic buildings.

RATIONALE:

The Watson Chapel School District respectfully requests that the Pine Bluff City Council approve the permanent closure of South Redbug Street adjacent to Coleman Elementary School to facilitate the construction of the new cafeteria. Closing the street will allow the district to create a unified campus that enhances student safety by eliminating the need for students and staff to cross public roadway during the school day. The project will also improve campus security, increase operational efficiency, and provide a modern dining facility that better accommodates current and future student enrollment.

In addition to improving safety, the proposed facility will support the district's long-term educational and infrastructure goals by creating a more functional learning environment and maximizing the use of campus space. The closure of South Redbug Street is essential to the successful completion of this project and represents a significant investment in providing safe, secure, and academically supportive facilities for the students and families of Watson Chapel School District.

FUNDING:

Partnership Program Funding

RECOMMENDATION:

The administration of the Watson Chapel School District respectfully recommends that the Pine Bluff City Council approve the permanent closure of South Redbug Street adjacent to Coleman Elementary School to allow for the construction of the new cafeteria and the continued enhancement of a safe, secure, and efficient educational campus.



A0.1

DATE: 10/20/2016
 DRAWN BY: JMM
 REV: 0

COLEMAN CAFETERIA
 WATSON CHAPEL SCHOOL
 DISTRICT
 PINE BLUFF, ARKANSAS

LEWIS
 ARCHITECTS
 ENGINEERS



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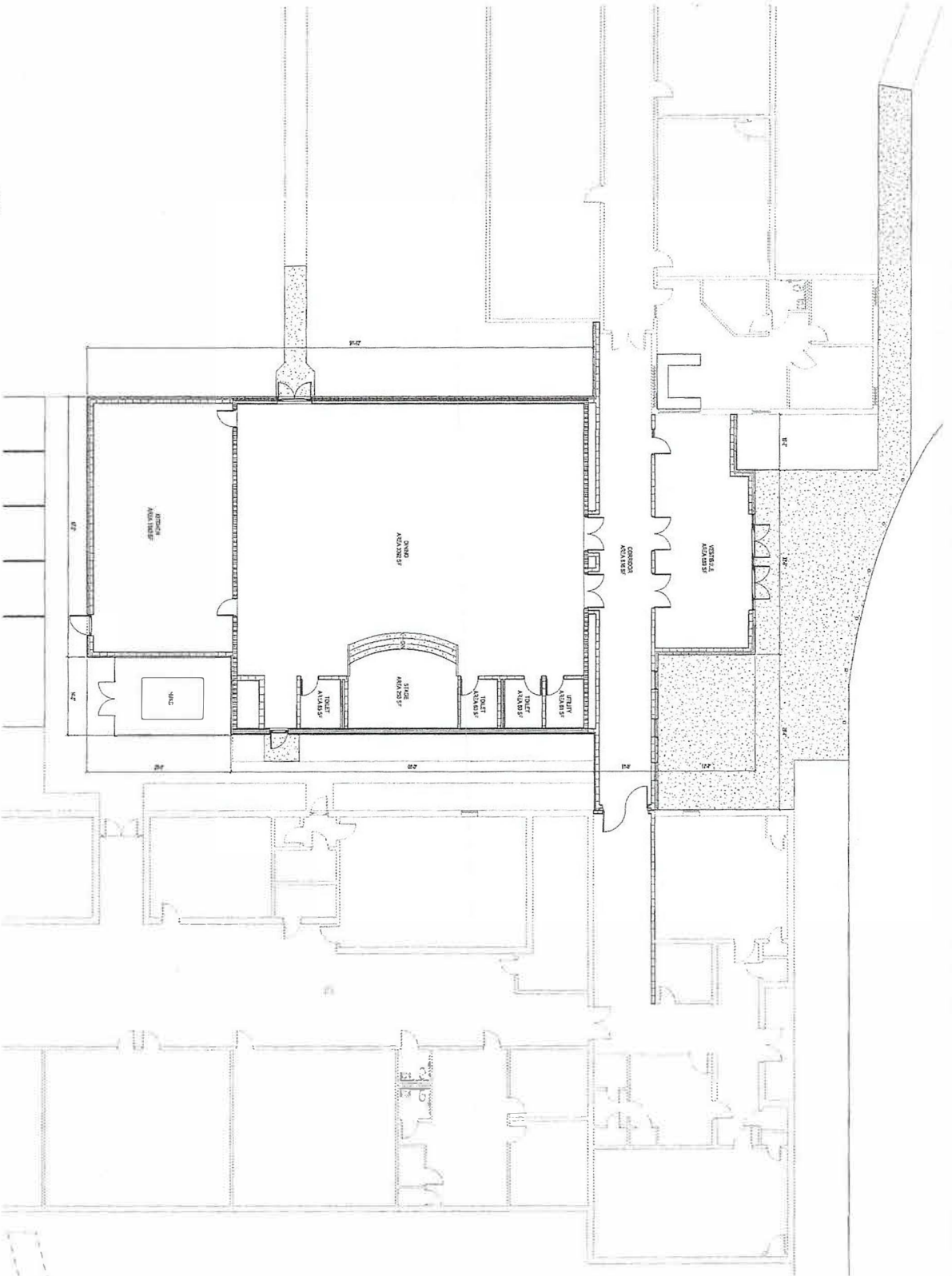


COLEMAN ELEMENTARY CAFETERIA AND SAFE ROOM



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ENGINEERS

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FRAGSDALE • WOODWARD • INCORPORATED
501.223.5332 • WWW.LEWISAE.COM • LITTLE ROCK, ARKANSAS



7,010 GROSS SQ. FT.
 PROJECT NO. 2023-3509-001

A2.1
 1" = 15'-1 1/2"

DATE: 2/28/24
 DRAWN BY: [blank]
 CHECKED BY: [blank]

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COLEMAN CAFETERIA
 WATSON CHAPEL SCHOOL
 DISTRICT
 PINE BLUFF, ARKANSAS

LEWIS
 ARCHITECTS
 ENGINEERS



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**RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION**

SUBJECT: Request to rezone approximately 14.51 acres from R-1, Residential to B-3, Highway Commercial. The property is located in the south portion of the 6000 Block and 6101 S. Olive Street on the east side of the road. This includes parcels #931-83537-003 and 931-79451-000.

APPLICANT: Anil Dadlani

ZONING AND LAND USES: R-1, Residential

ZONING:	North:	R-1, Residential	LAND USE:	North:	Wooded
	South:	R-1, Residential		South:	SF Residence – Large tract
	East:	County – No zoning		East:	Vacant wooded
	West:	R-1, Residential & B-3, Hwy Commercial		West:	Vacant - Undeveloped

HISTORY

Olive	S	5701	Rezone	to rezone from R-1 to B-3	1/31/2023	Approved
Olive	S	5703	Rezone	to rezone from R-1 to B-3	1/25/2022	Approved
Olive	S	5807	Rezone	Rezone from R-1 to B-3	11/27/2018	Approved
Olive	S	5811	Rezone	Rezone from R-1 to B-3	10/29/2019	Approved
Olive	S	6301	Rezone	Rezone from R-1 to B-3	10/31/2017	Approved

REVIEW COMMENTS

Background and Request - The applicant is requesting to rezone approximately 14.51 acres located on the east side of Olive Street in the 6000–6100 block from R-1, Residential to B-3, Highway Commercial. The property is located along Highway 63, which functions as a principal arterial and a major commercial transportation corridor through this portion of Pine Bluff. The request would change the property's zoning from a residential classification to a highway-oriented commercial classification.

The rezoning should be considered in the context of the existing and emerging development pattern along this section of the Highway 63/Olive Street corridor. Since 2017, five commercial rezonings have occurred along this corridor and in

close proximity to the subject property, resulting in an incremental expansion of B-3 zoning in the area. The request should therefore be evaluated not only on the current R-1 zoning of the property, but also on the surrounding zoning pattern, the property's location on a major commercial arterial, the direction of development along the corridor, and the potential effect of extending commercial zoning into the remaining residential areas.

Site & Surrounding Area - The subject property contains approximately 14.51 acres and is located on the east side of Olive Street in the 6000–6100 block.

The surrounding zoning and land-use pattern is as follows:

- North: The property is bordered by a remaining R-1 parcel approximately 447 feet wide by 674 feet deep. Beyond this parcel, extending north toward I-530, the property has been zoned B-3, Highway Commercial.
- South: Property immediately south is zoned R-1, Residential. Beyond this residential strip is another area of B-3, Highway Commercial zoning.
- East: Property is located outside the corporate limits of the City of Pine Bluff and therefore has no city zoning classification.
- West: Property across Olive Street is divided by Ridgway Road. Areas north of Ridgway Road are zoned B-3, Highway Commercial, while areas south of Ridgway Road are zoned R-1, Residential.

The surrounding pattern indicates a mixture of residential and commercial zoning, with B-3 zoning becoming increasingly prevalent along the Highway 63/Olive Street corridor. The remaining R-1 parcels create an intermittent residential component between established or previously approved commercial areas.

The location of the property along Highway 63 is significant because the roadway serves as a principal arterial and major commercial corridor, providing regional access and visibility that are generally more characteristic of highway commercial development than traditional residential development.

Applicable Ordinance Provisions - The request should be evaluated in accordance with the City's zoning regulations governing zoning map amendments and the B-3, Highway Commercial district, as well as applicable comprehensive planning policies.

Relevant considerations include:

1. Consistency with the purpose and intent of the B-3 district.
B-3 is intended to accommodate commercial activities requiring or

benefiting from exposure and access along major transportation routes and highways.

2. Compatibility with surrounding zoning and development.
A rezoning should be evaluated in relation to existing zoning, established land uses, surrounding development patterns, and the potential for adverse impacts on adjacent properties.
3. Relationship to major transportation facilities.
The subject property fronts a principal arterial, making access, traffic generation, circulation, and driveway spacing important considerations.
4. Consistency with the City's adopted comprehensive planning policies.
The Commission should consider whether the requested zoning is consistent with the City's long-range land-use objectives and the anticipated development pattern for the Highway 63 corridor.
5. Public health, safety, and general welfare.
The Commission should consider whether the proposed zoning classification is appropriate for the property and whether future development can occur without creating unreasonable impacts on surrounding property or the transportation network.

It should also be recognized that rezoning establishes the range of uses that may subsequently be developed on the property; it does not itself approve a particular development proposal. Any future development would remain subject to applicable site-plan, parking, access, building, drainage, fire, and other requirements.

Findings and Analysis - The requested rezoning of 14.51 acres from R-1 to B-3 should be considered in light of the property's location along Highway 63, a principal arterial and established commercial corridor. B-3 zoning is already present north and south of the site, as well as across Olive Street north of Ridgway Road. In addition, five commercial rezonings have occurred along this corridor and in close proximity to the property since 2017.

While residential zoning remains immediately north and south of the site, these areas are increasingly surrounded by or separated from larger concentrations of commercial zoning. The remaining R-1 parcel to the north and the residential strip to the south should be considered as transitional areas requiring appropriate site planning if commercial development occurs.

The size of the tract provides sufficient area to accommodate future commercial development, parking, circulation, drainage, and buffering. However, the actual

REZONE

**AGENDA ITEM #4
6000-6101 S. OLIVE STREET
SEPTEMBER 29TH, 2026**

intensity and impacts cannot be determined until a specific development proposal is submitted.

Overall, the requested B-3 classification is generally consistent with the property's location, surrounding zoning trend, and established commercial function of the Highway 63 corridor, subject to appropriate consideration of access, traffic, buffering, drainage, and compatibility with remaining residential properties.

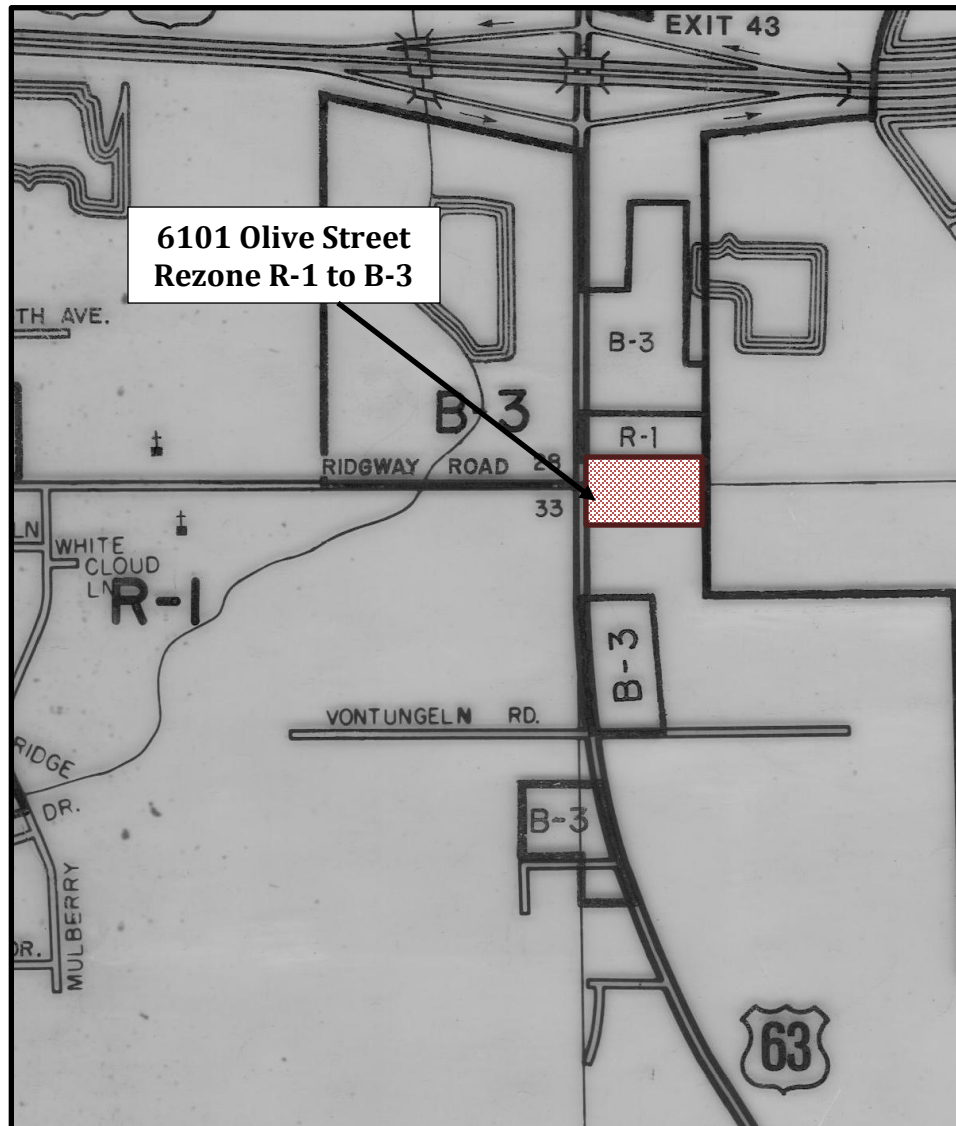
RECOMMENDATION

Staff recommends approval of the request to rezone approximately 14.51 acres from R-1, Residential to B-3, Highway Commercial, based on the property's location along Highway 63, the existing commercial zoning pattern surrounding the property, and the continued expansion of B-3 zoning along this corridor.

Approval should not be construed as approval of any particular development proposal. Future development should be required to comply with all applicable parking, access, site-plan, drainage, landscaping, buffering, building, fire, and other City requirements, with particular attention given to protecting the remaining R-1 properties immediately north and south of the site.

REZONE

**AGENDA ITEM #4
6000-6101 S. OLIVE STREET
SEPTEMBER 29TH, 2026**



Zoning Map

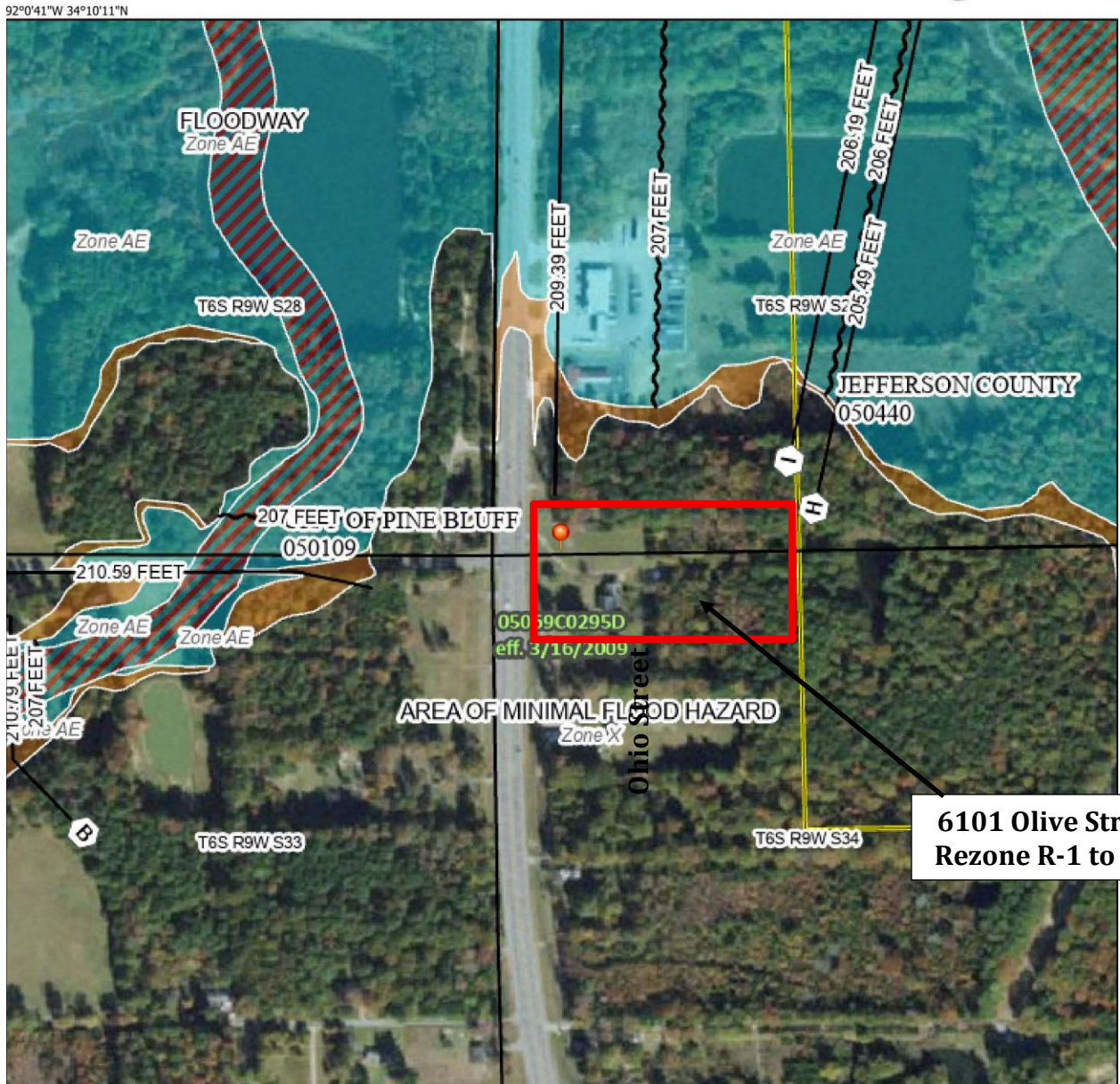
REZONE

**AGENDA ITEM #4
6000-6101 S. OLIVE STREET
SEPTEMBER 29TH, 2026**



Ownership map

National Flood Hazard Layer FIRMette



Flood zone map



6000 – 6101 Olive area (East side of Olive)



6000 – 6101 Olive area (East side of Olive)



Property north and adjoining site



Property on northwest corner of Olive and Ridgway (across Olive from part of site)



Property containing single family residence south of proposed rezoning site



View looking south down Olive / SW corner of Olive and Ridgway

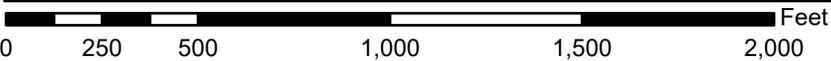
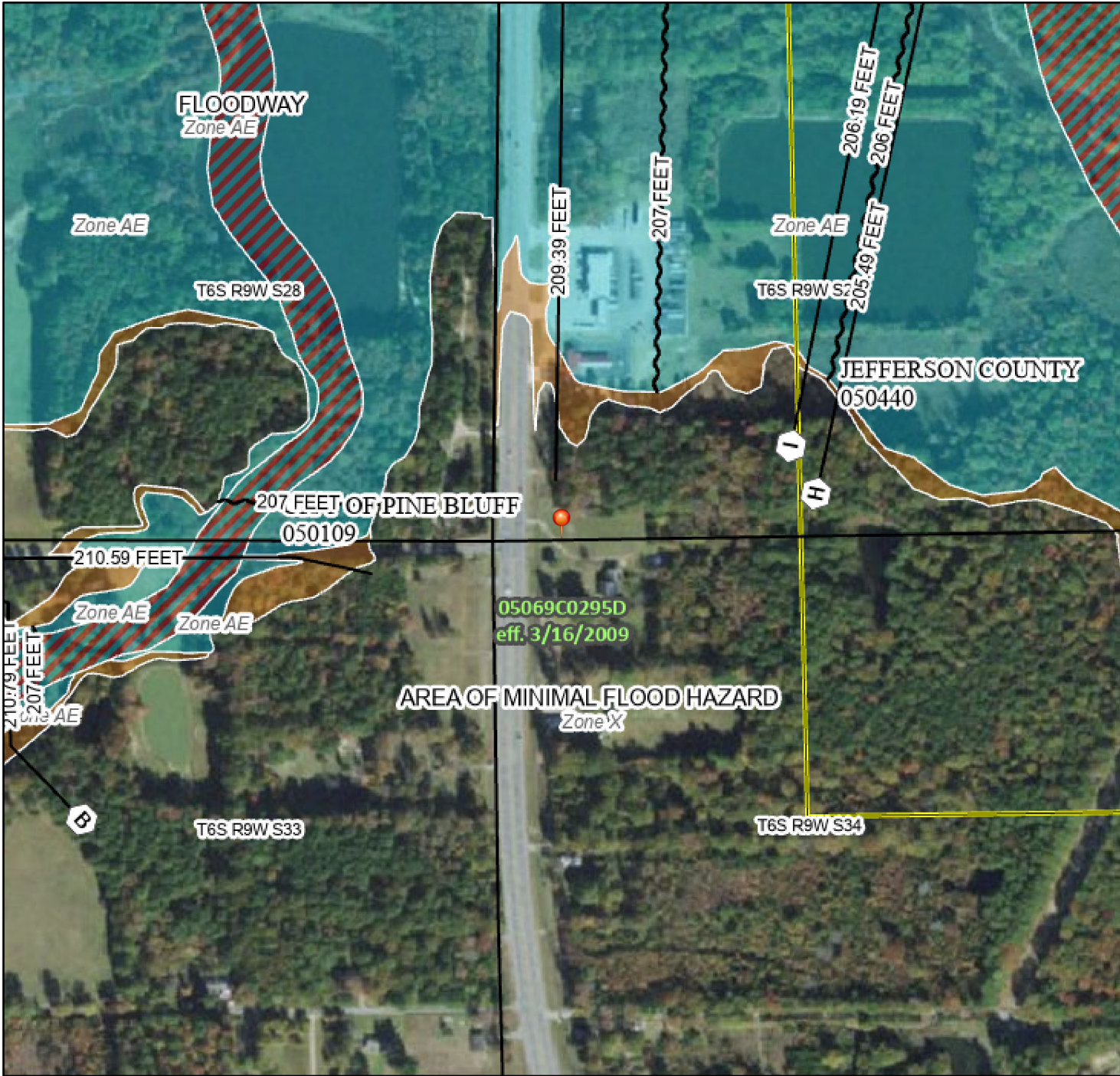


View looking south down Olive (Rezoning site on left)

National Flood Hazard Layer FIRMette



92°0'41"W 34°10'11"N



1:6,000

92°0'41"W 34°9'41"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
		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		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 **9/3/2026 at 4:58 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. 2026-1242



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: DADLANI MINOR SUBDIVISION

Property Location: (address or lot, block, or nearest intersection) 6101 SOLIVE PINE BLUFF, AR 71603

LOT 2 DADLANI MINOR S/D ON South Pine Property/Parcel ID No. 931-82537-003 931-79451-00

Size of Property (acres): 7.80 ACRES Current Zoning: AGRICULTURE V-1 Ward: 2

Applicant / Business Owner

Name: ANIL DADLANI

Address: 507 HALLARD LOOP
Pine Bluff, AR 71603

Telephone: (870) 489-4606

Email: [REDACTED]

Fax: [REDACTED]

Property Owner (Must be filled out if different)

Name: _____

Address: _____

Telephone: _____

Email: _____

Fax: _____

Brief description of request: REZONE TO COMMERCIAL

Does the property have restrictive covenants: NO (If yes, attach a copy of covenants)?

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

Has any zoning action/request been previously been made for this property: NO

Additional information/comments: _____

Anil Dadlani

8/24/2026

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.)

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 71601 telephone: (870) 730-2020 fax: (870) 543-1854.

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

Agriculture VACANT

2. What is the proposed use you are requesting?

REQUESTING FOR COMMERCIAL DEVELOPMENT

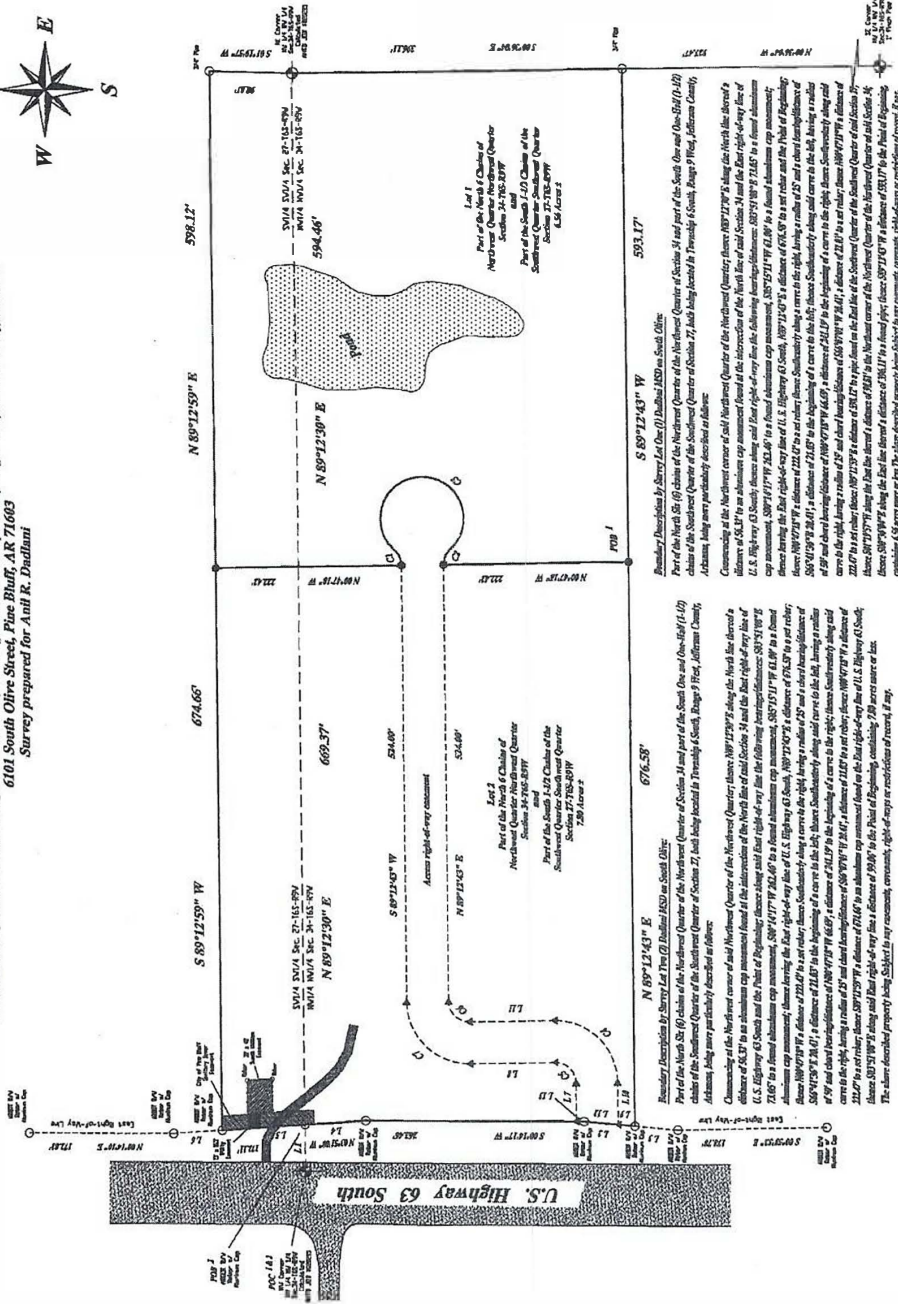
Write a narrative below explaining the reason for your request and describing the proposed use.

I am requesting this property to be rezoned to commercial so that I can proceed to develop this into viable business area for retail business. I have plans to divide this into individual parcels for sale or development.

Dudlanti Minor Subdivision on South Olive, being a subdivision of Part of the North Str 6' Chains of the Northwest Quarter of Section 34 and Part of the South One and One-Half (1-1/2) Chains of the Northwest Quarter of Section 27, both being located in Township 3 South, Range 3 West, Jefferson County, Arkansas, of the Southwest Quarter of the Southwest Quarter of Section 27, both being located in Township 3 South, Range 3 West, Jefferson County, Arkansas.

6101 South Olive Street, Pine Bluff, AR 71603

Survey prepared for Antl R. Dudlanti



Stimulus's Notes

1. *Survey* assumed based on the best fit of WPA24/16634/34-742-879 running N00-30°04'W between found monuments.
2. Reference documents used for this survey:
 - * Jefferson Dred Canal for record in Book 3043R Page 645R,
 - * Jefferson Dred Canal for record in Book 3043R Page 645R,
 - * Jefferson Dred Canal for record in Book 3043R Page 645R,
 - * Dred Canal for record in Book 62R Page 42S, Jefferson County, Arkansas.
3. *ALRT* right-of-way *Run* Book *Bigum-25S, Jefferson County ALRT 514-9-34509* *Run* *15 Sections 7 10R 02015.*
4. *Plan of Survey by F.S. 146S for the Henderson Quarter and half, and Auld Dredcut, dated May 02, 2002.*
5. All monuments set are 50" rubber with plastic caps stamped S. Brown PLS 1652, unless otherwise noted.

Personnel

Legend

	Section, 1/4, or 1/16 Merger
	Monument Found
	Calculated Corner
	5/8" Rebar Set
	Fence
	Point of Beginning
	Field of Commencement
	Field of Division
	Field of Survey

Scale 1" = 100'

Date: 07-14-2008



Date: 07-11-2028



I hereby certify that the herein paid and described survey was completed under my supervision to the best of my professional knowledge and ability.

Steven A. Brown

P. L. S. #1652
500-06S-09W-0-27-330-35-1652
500-06S-09W-0-34-440-35-1652

[illegible]

Dedication:

We, the undersigned owners, or the designated representative of the owners, of the property shown and described herein, do hereby certify that we have caused the same to be surveyed, subdivided and platted as shown. Witness our hand this _____ day of _____, 2000.

2

[illegible]

Source: *U.S. Census Bureau, Current Population Reports, 1990*

Military Police

I, _____, a Notary Public in and for County of _____, is the state of _____, do hereby certify that _____ personally known to me this day in person and acknowledged that he (they) signed, sealed and delivered said instrument as his (their) own free will and accord for the use and purpose therein set forth.

Given under my hand and National Seal this _____ day of _____, 2001.

Preventing Data

This document was filed for record this ____ day of ____, 2023 in calendar no. ____ at page ____.

By _____ Circuit Clerk and Recorder

Account

Having found substantial conformity with all pertinent laws, rules and regulations regarding subdivisions as set forth by ordinance no. _____, and as approved by the Fire Department, this plat is granted final approval this _____ day of _____, 2025.

Plate Officer

Ownership Description				Assessment Summary			
Name: DADLANI ANIL (BD)				Year	2026	20%	2024 20 %
21 CHAMPION RIDGE DR				Land	1,100	220	15,850 3,170
PINE BLUFF				Bldgs			
Subd.: 60934U SEC 34 TWP 6 S RNG 09 W				Total	1,100	220	15,850 3,170
S-T-R:34-06-09				Review Record			
T.D.: 031 3 PINE BLUFF				Date	By	Reason	Land Buildings Total
Location: 6101 S OLIVE ST				2/10/2026	CAM IN		1,100 1,100
Legal: N 6 CH OF NW NW EXC HWY R/W (PT TRACT 56) AS DESC IN				CORRECTING LAND USE; OWNS ADJOINING			
DEED BOOK 704 PAGE 786. 11.58 ACRES				PROPERTY			
				2/28/2024	RMS FC	15,850	15,850
				2/22/24 RMS DWG & OBYI'S GONE T/O 2024			
				6/24/2023	KGB RV	15,850	251,900 267,750
				6/29/2018	SDH RA	4,850	125,700 130,550
				7/1/2013	SDH RA	5,000	115,850 120,850
				7/1/2009	SDH RV	6,300	163,600 169,900

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
9/5/2023			2/22/24 RMS DWG & OBYI'S GONE T/O 2024

Ownership Record

Date	Book	Page/Inst#	Amount	Type	Grantee
3/6/2026	2026R-1599			BD	DADLANI ANIL (BD)
6/27/2023	2023R-4598		350,000	WD	DADLANI ANIL R
1/14/2019	1014-146		80,000	WD	HENDERSON QUARTERS AND PAINTS LLC
4/20/2017	988-127 & 135			BD	PRIVETT LESLIE BARRETT (BD)

Land Record

Use	Location	Symbol	Soil	Acres	Rate	O	Adj	%	Value	NC	HS
P			02	1.205	300.00				362		
P			04	.405	265.00				107		
P			13	1.193	275.00				328		
T			02	.126	95.00				12		
T			04	.930	100.00				93		
T			13	1.432	130.00				186		

Ownership Description				Assessment Summary			
Name: DADLANI ANIL (BD)				Type: AV	Ag. Vac	Year	2026 20%
21 CHAMPION RIDGE DR				Taxable: N	Not allow	Land	500 100
PINE BLUFF				Neigh: PBSBYP		Bldgs	
Subd.: 60927U SEC 27 TWP 6 S RNG 09 W				Owner: 486998		Total	500 100
S-T-R: 27-06-09				Status:	Tax Status:		19,700 3,940
T.D.: 031 3 PINE BLUFF				Block:	Lot:		19,700 3,940
Location:				City: PINE BLUFF		Review Record	
Legal: S 1 1/2 CHS OF SW SW EXC HWY RW (PT TRACT 56) AS DESC IN DEED BOOK 704 PAGE 786. 2.93 ACRES				Map:		Date	By Reason Land Buildings Total
				Old PID:		2/10/2026	CAM IN 500 500
				Timber: 2		CORRECTING LAND USE OWNS ADJOINING PROPERTY	
						6/24/2023	KGB RV 19,700 19,700
						6/29/2018	SDH RA 14,650 14,650
						7/1/2013	SDH RA 14,650 14,650
						7/1/2009	SDH RV 2,950 2,950
						6/25/2008	RCP RA 2,950 2,950

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
7/7/2016			7/7/16 CAM BARN & 16X32 FUD SITS HERE BUT

Ownership Record

Date	Book	Page/Inst#	Amount	Type	Grantee
3/6/2026	2026R-1599			BD	DADLANI ANIL (BD)
6/27/2023	2023R-4598		350,000	WD	DADLANI ANIL R
1/14/2019	1014-150			WD	HENDERSON QUARTERS AND PAINTS LLC
4/20/2017	988-127 & 135			BD	PRIVETT LESLIE BARRETT (BD)

Land Record

Use	Location	Symbol	Soil	Acres	Rate	O	Adj	%	Value	NC	HS
P			13	.842	275.00				232		
T			13	2.088	130.00				271		

**RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION**

SUBJECT: Request to rezone 2 acres from R-1, Residential to A-R, Agriculture-Residential. The property is located at 6207 Sulphur Springs Road.

APPLICANT: Janis Conlee

ZONING AND LAND USES: R-1, Residential

ZONING:	North:	R-1, Residential	LAND USE:	North:	Vacant – Wooded & Undeveloped
	South:	R-1, Residential		South:	SF Residence – large tract
	East:	R-1, Residential		East:	Vacant – Apts at north end
	West:	R-1, Residential		West:	SF Residence – large tract

HISTORY

No similar request within area.

REVIEW COMMENTS

BACKGROUND AND REQUEST - The applicant is requesting the rezoning of approximately 2 acres located at 6207 Sulphur Springs Road from R-1, Residential to A-R, Agriculture-Residential. The subject property was included as part of a large area annexed into the City of Pine Bluff in 1985. Upon annexation, the property was automatically assigned an R-1, Residential zoning classification. The character and development pattern of the area have remained predominantly rural in nature, with single-family residences generally located on larger lots or tracts of land.

The requested A-R zoning classification is intended to recognize and accommodate the existing rural character of the area while providing greater flexibility for land uses typically associated with the urban fringe. A-R zoning is generally applied at the request of property owners in areas where a transition between rural/low-density development and more urbanized areas is appropriate. The request would change the zoning classification to one that more closely reflects the existing development pattern and intended land-use character of the surrounding area.

SITE AND SURROUNDING AREA - The subject property contains approximately 2 acres and is located at 6207 Sulphur Springs Road. The property is situated in an area characterized by relatively low-density, rural residential development.

The surrounding properties are primarily developed with single-family residences on larger lots or tracts, with substantial open space between structures. The area does not exhibit the typical development pattern associated with a more densely developed urban residential district.

The existing R-1 zoning classification appears to have resulted primarily from the property's inclusion within the City's 1985 annexation area rather than from a subsequent determination that the property was appropriate for conventional urban residential development. The proposed A-R classification would be generally consistent with the existing physical character of the neighborhood and would provide a zoning district more suited to the rural and transitional nature of the area.

APPLICABLE ORDINANCE PROVISIONS - The A-R, Agriculture–Residential District is intended to provide a smooth transition between areas that are low-density or rural in nature and areas that are undergoing or anticipated to undergo urbanization. The district is intended to provide sufficient flexibility to permit reasonable land-use types typically found on the urban fringe while maintaining a predominantly low-density character.

Uses permitted within the A-R district include residential uses in conjunction with certain low-impact agricultural, nursery, and kennel operations, subject to the applicable requirements of the zoning ordinance. The requested rezoning should therefore be evaluated based upon whether the A-R district is compatible with the existing development pattern, surrounding land uses, and anticipated development of the area. Because the request is a rezoning rather than a request for a specific conditional use or development proposal, approval of the rezoning would not by itself authorize a particular future use that is not otherwise permitted within the A-R district.

FINDINGS AND ANALYSIS - The subject property was automatically zoned R-1 following its inclusion in the City's 1985 annexation. The surrounding area is predominantly rural in character, with single-family residences located on larger lots and tracts. The proposed A-R district is specifically intended to accommodate low-density and rural development while providing a transition between rural areas and areas undergoing urbanization. The district also provides flexibility for low-impact agricultural and related uses that are generally consistent with the character of an urban fringe area.

Based on the existing development pattern and stated purpose of the A-R district, the requested rezoning appears to be compatible with the surrounding area and

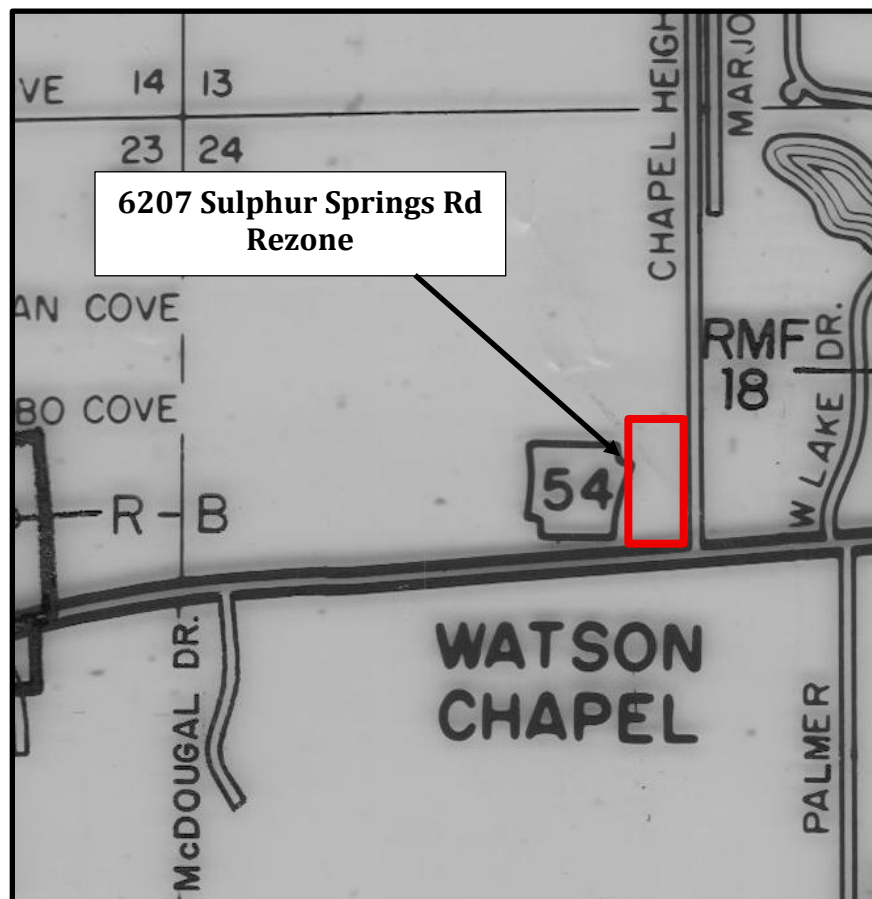
REZONE

AGENDA ITEM #5 6207 SULPHUR SPRINGS ROAD SEPTEMBER 29TH, 2026

more reflective of the property's existing rural character than the current R-1 classification. The rezoning would not, by itself, authorize an intensive or incompatible use of the property. Future development would remain subject to all applicable City requirements.

RECOMMENDATION

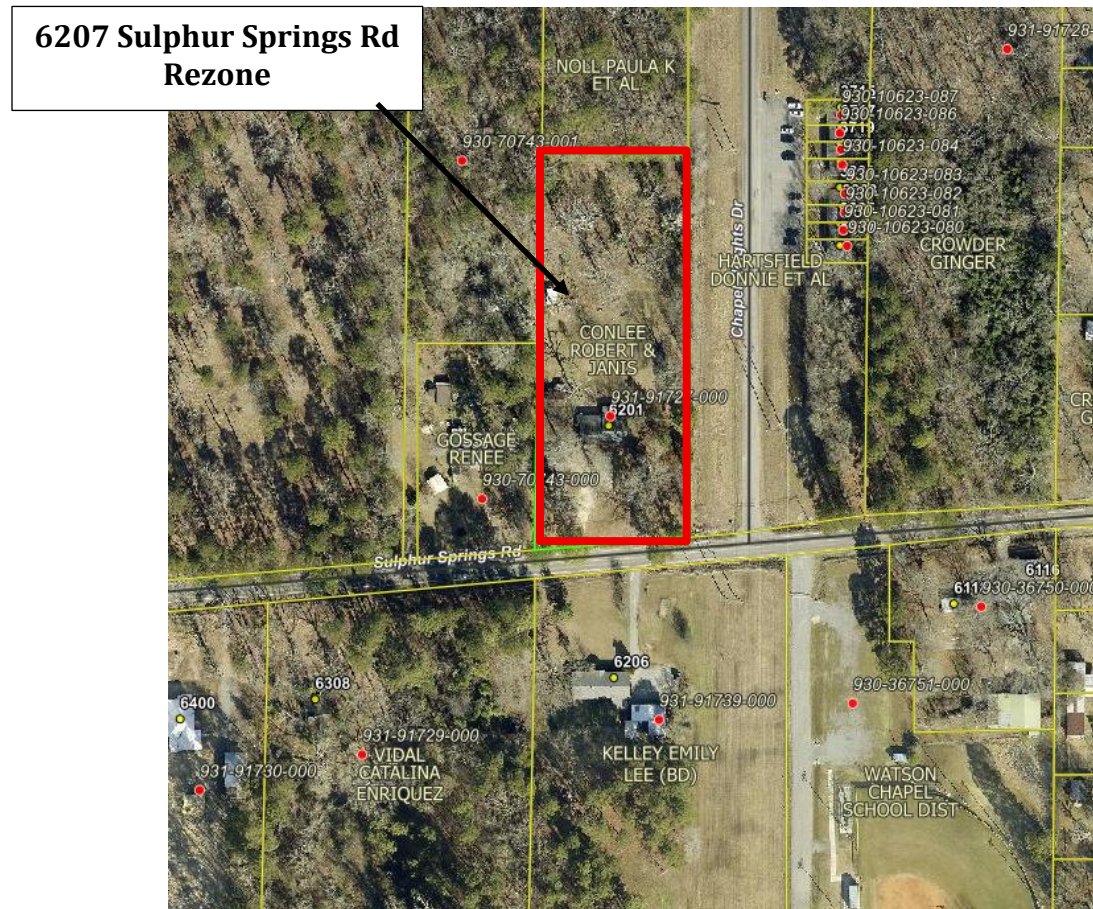
Staff recommends approval of the request to rezone the approximately 2 acres at 6207 Sulphur Springs Road from R-1, Residential to A-R, Agriculture–Residential. The requested zoning classification is considered appropriate based upon the rural character of the surrounding area, the large-lot residential development pattern, the property's history of being automatically zoned R-1 following the 1985 annexation, and the stated intent of the A-R district to accommodate low-density and rural land uses and provide a transition between rural and urbanizing areas.



Zoning Map

REZONE

**AGENDA ITEM #5
6207 SULPHUR SPRINGS ROAD
SEPTEMBER 29TH, 2026**



Ownership map



6207 Sulphur Springs Road



6207 Sulphur Springs Road



6207 Sulphur Springs Road



View of east side of 6207 Sulphur Springs Road from Chapel Heights Road (back side)



View of east side of 6207 Sulphur Springs Road from Chapel Heights Road (front side)



Adjoining residence to the west



Residence to south across Sulphur Springs Road



View of property to east and across Chapel Heights Rd



Apartments on east side of Chapel Heights Rd – at extreme rear of proposed rezone area



View along east side of proposed rezoning – Chapel Heights Road and Utility easement 100 feet plus width

Case No. 2026 01177



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: Old Ladys Angels
Dog Rescue

Property Location: (address or lot, block, or nearest intersection) 6207 Sulphur Springs Rd. Property/Parcel ID No. _____

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

Applicant / Business Owner

Name: Janis Conlee
Address: 6207 Sulphur Springs
Pine Bluff, AR 71603

Telephone: 623-806-0011

Email: [REDACTED]

Fax: _____

Property Owner (Must be filled out if different)

Name: _____

Address: _____

Telephone: _____

Email: _____

Fax: _____

Brief description of request: Dog kennels to help Dogs

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

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

Has any zoning action /request been previously been made for this property: no

Additional information/comments: _____

[Signature]
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 _____

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 71601 telephone: (870)730-2020 fax: (870) 543-1854.

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

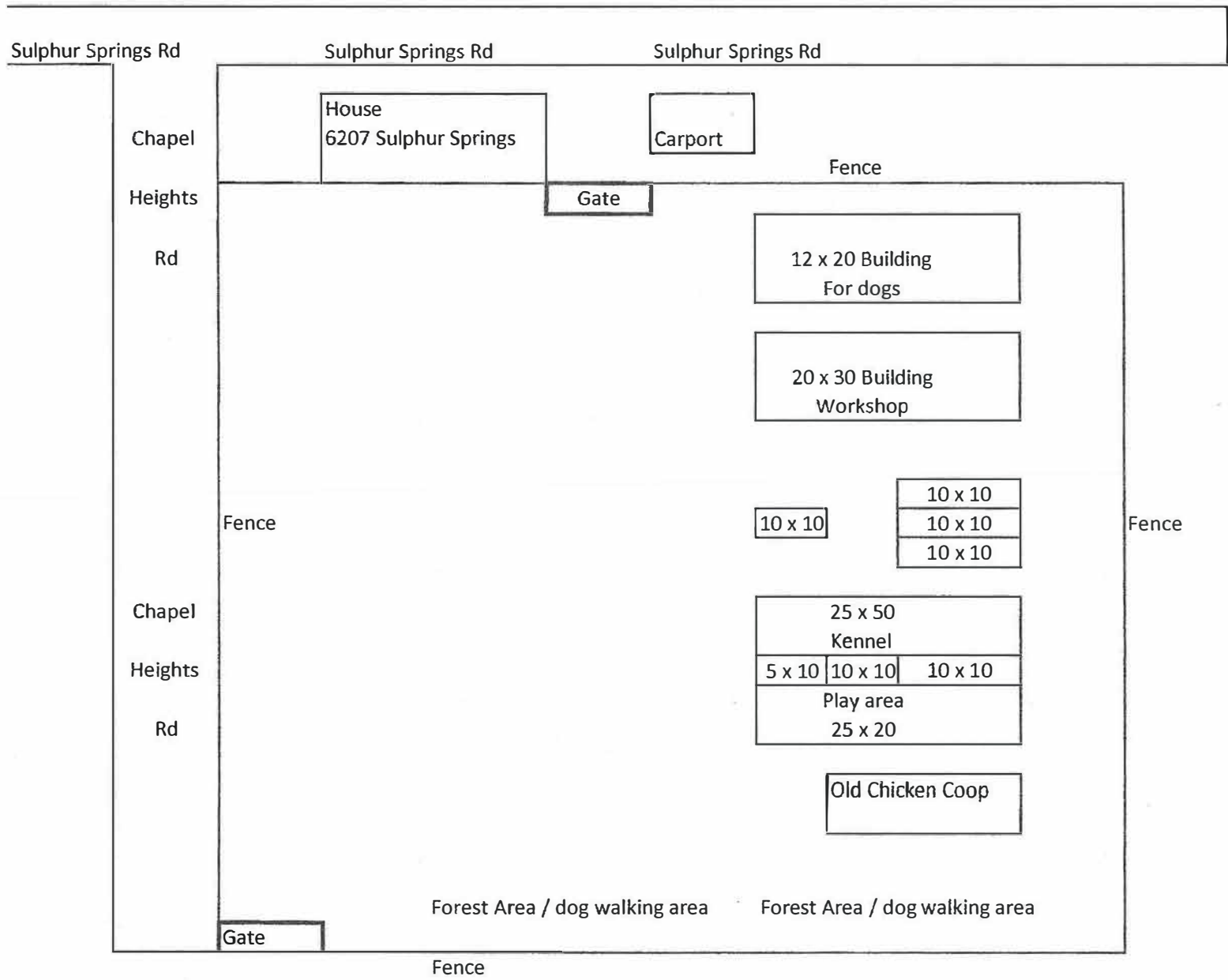
Animal Rescue

2. What is the proposed use you are requesting?

Animal Rescue and housing Dogs
until we find their homes

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

We are housing homeless animals
in our community until we
can get them fixed up and find
their forever homes or sent up north





Department of the Treasury
Internal Revenue Service
Tax Exempt and Government Entities
P.O. Box 2508
Cincinnati, OH 45201

OLD LADYS ANGELS
6207 SULPHUR SPRINGS RD
PINE BLUFF, AR 71603

Date:
04/04/2023
Employer ID number:
92-2891685
Person to contact:
Name: Customer Service
ID number: 31954
Telephone: 877-829-5500
Accounting period ending:
December 31
Public charity status:
509(a)(2)
Form 990 / 990-EZ / 990-N required:
Yes
Effective date of exemption:
March 14, 2023
Contribution deductibility:
Yes
Addendum applies:
No
DLN:
26053489004673

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Sincerely,

Stephen A. Martin

Stephen A. Martin
Director, Exempt Organizations
Rulings and Agreements

Letter 947 (Rev. 2-2020)
Catalog Number 35152P

**RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION**

SUBJECT: Use Permit on Review request to establish an animal rescue facility at 6207 Sulphur Springs Road in an A-R zone.

APPLICANT: Janis Conlee

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

ZONING:	North:	R-1, Residential	LAND USE:	North:	Vacant – Wooded & undeveloped
	South:	R-1, Residential		South:	SF Residence – large tract
	East:	R-1, Residential		East:	Vacant – Apts at north end
	West:	R-1, Residential		West:	SF Residence – large tract

History

6-15-2019	2300 W. 38 th	- Rezone R-1 & B-3 to A-R	- Approved
8-29-2023	2720 N. Hutchinson	- Rezone R-1 to A-R	- Denied
10-29-2024	3300 Taylor Phillips Rd	- Rezone R-1 & B-3 to A-R	- Approved

REVIEW

Background and request – The applicant is requesting a Use Permit on Review (UPOR) to operate an animal rescue operation at 6207 Sulphur Springs Road. The proposed use would provide temporary housing and care for homeless domestic animals, primarily dogs and/or cats, while efforts are made to provide veterinary care, rehabilitation, foster placement, adoption, or another permanent placement. The property is proposed for rezoning to A-R, Agriculture–Residential. The A-R district is intended to provide a transition between areas that are low-density or rural in character and areas undergoing urbanization. The district provides flexibility for land uses commonly associated with the urban fringe, including residential uses in conjunction with certain low-impact agricultural and animal-related activities.

The proposed use is most appropriately evaluated as a kennel or similar animal-housing operation. Kennels are specifically identified as a use permitted upon review and approval of the Planning Commission in the A-R district. The Commission may impose conditions concerning such matters as site design,

screening, parking, and other considerations necessary to protect the public health, safety, and welfare.

As an added note, this use and operation have been in place for several years and has been in good standing with the state and Pine Bluff Animal Control personnel.

The City's UPOR provisions require the Planning Commission to determine whether the proposed use is consistent with good planning practice, can operate without being detrimental to permitted uses in the district, is visually compatible with surrounding uses, and is essential or desirable to preserve and promote the public health, safety, and general welfare.

Site and Surrounding Area – The subject property is located at 6207 Sulphur Springs Road in an area that is rural in character. Properties surrounding the site are primarily developed with single-family residences on relatively large lots or tracts, with substantial open space between structures. The surrounding development pattern is generally consistent with the intent of the A-R district. The larger parcels and lower-density development provide a greater degree of separation between uses than would typically be found in a conventional residential neighborhood.

The proposed animal rescue operation is compatible in general character with the types of animal-related and agricultural uses contemplated within the A-R district. However, the temporary housing of multiple animals has the potential to create impacts not normally associated with a single-family residence, particularly with regard to animal noise, odors, waste disposal, sanitation, animal containment, and the potential for animals to escape or create a nuisance.

Because the surrounding properties are predominantly residential, the manner in which the operation is conducted will be important to determining whether the use remains compatible with the area.

Applicable Ordinance Provisions – A-R, Agriculture–Residential District Section 29-121 establishes the A-R district as a transitional district intended to accommodate reasonable land uses typically found at the urban fringe. Single-family residences and certain agricultural and forestry activities are permitted uses. The following uses are permitted upon review and approval of the Planning Commission, among others:

- Riding academies or commercial stables;
- Plant nurseries and greenhouses;
- Kennels;

- Bed and breakfast facilities;
- Schools;
- Cemeteries;
- Private equestrian clubs;
- Certain accessory structures; and
- Other uses deemed appropriate by the Planning Commission that conform to the basic intent of the district and can be demonstrated to be equal to or less intense than other permitted uses.

The proposed animal rescue operation should therefore be evaluated under the kennel/animal-housing provisions and the broader UPOR authority of the Planning Commission.

Section 29-37 provides that UPOR uses require individual review because certain land uses present unique problems concerning their proper location and relationship to other land uses. The Planning Commission may approve such uses when they:

1. Are consistent with good planning practice;
2. Can be operated in a manner that is not detrimental to permitted uses in the district;
3. Can be developed and operated in a manner that is visually compatible with surrounding uses; and
4. Are essential or desirable to preserve and promote the public health, safety, and general welfare.

The Commission may impose conditions it determines necessary to satisfy these criteria.

The City's animal regulations establish minimum standards for kennels, including requirements relating to animal enclosures, protection from weather, sanitation, and the ability to properly clean and disinfect animal housing areas. The animal regulations should be considered in conjunction with any conditions placed on the UPOR. The zoning review does not replace any separate requirements imposed by the City's animal control regulations or other applicable federal, state, or local regulations.

Parking and Site Compliance – The proposed use is expected to generate substantially less traffic than most commercial uses, with activity primarily consisting of the owner, volunteers, animal-care providers, veterinary services, and occasional individuals involved in fostering or adopting animals.

Parking and access should be located so that vehicles do not interfere with neighboring properties or create unsafe conditions along Sulphur Springs Road.

Because the property is located in a rural, low-density area, adequate space should be available for animal housing and outdoor exercise areas without creating the appearance or intensity of a conventional commercial kennel. Any outdoor animal exercise or containment areas should be securely fenced and located with appropriate separation from adjoining residential properties.

The site should also provide adequate facilities for the collection, storage, and disposal of animal waste. Animal housing areas should be maintained in a clean and sanitary condition, and drainage from animal areas should be managed so that waste, wastewater, or other contaminants do not adversely affect adjoining properties. Particular attention should be given to noise generated by barking or other animal activity. The applicant should demonstrate that animal housing and exercise areas can be operated in a manner that minimizes impacts on nearby residences.

Findings and Analysis – The proposed animal rescue operation is generally consistent with the intent of the A-R district because the district specifically accommodates low-density, rural, and animal-related uses, and kennels are listed as a use permitted upon review. The rural character and larger residential tracts surrounding the property provide a setting that is more appropriate for an animal rescue operation than a densely developed residential neighborhood. However, because the surrounding properties are primarily single-family residences, the operation should be subject to reasonable conditions addressing animal containment, noise, sanitation, waste disposal, parking, and screening.

The proposed use can be found compatible with the A-R district provided that it is operated as a low-impact, temporary animal-housing and rescue facility and does not evolve into an unrestricted animal boarding, breeding, commercial kennel, or animal-control facility without further zoning review.

RECOMMENDATION

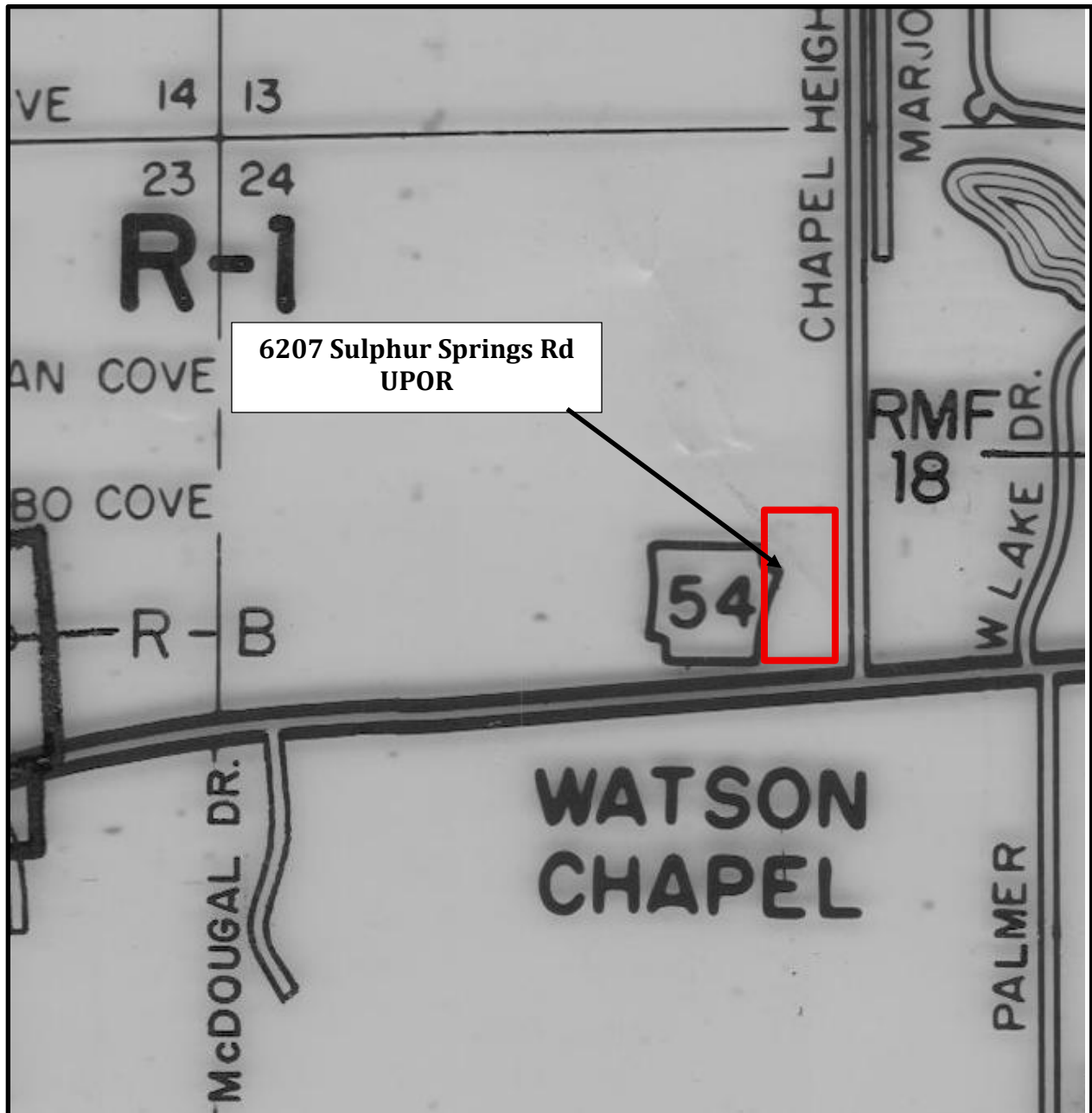
The key planning issue to be emphasized to the Commission is not whether animal rescue is appropriate in A-R—the district expressly allows kennels by review—but whether the scale and operating characteristics of this particular rescue remain low-impact and compatible with the surrounding large-lot residences. The UPOR framework gives the Commission authority to address that through conditions.

This operation has been in existence for several years without adjoining landowner complaints.

This recommendation is contingent on final rezoning of parcel to the A-R zone status. Staff recommends approval of the Use Permit on Review for an animal rescue operation at 6207 Sulphur Springs Road, subject to the following conditions:

1. The use shall be limited to the temporary housing, care, rehabilitation, fostering, and adoption of homeless domestic animals.
2. All animal housing areas and exercise areas shall be securely enclosed and maintained in a clean and sanitary condition.
3. The operation shall comply with all applicable City animal-control and kennel standards.
4. Animal waste shall be collected and disposed of in a manner that does not create a nuisance or adversely affect adjoining properties.
5. Outdoor animal areas shall be located and operated to minimize noise and other impacts on surrounding residences.
6. Any outdoor animal enclosures visible from adjoining properties or public rights-of-way shall be appropriately screened or landscaped where determined necessary by the Zoning Administrator.
7. The operation shall not include commercial breeding, unrestricted animal boarding, or other substantially different animal-related activities without additional zoning approval.
8. The applicant shall obtain any required animal-control, building, health, or other permits prior to commencement of the operation.
9. The UPOR shall be subject to revocation or modification if the use is operated in violation of the conditions of approval or creates a demonstrated adverse impact on surrounding properties.

Basis for Recommendation: With the above conditions, the proposed use is consistent with the general intent of the A-R district, is similar in character to the animal-related uses contemplated by the district, and can reasonably be operated in a manner that protects the character, health, safety, and welfare of surrounding properties.



Zoning Map



Ownership map



6207 Sulphur Springs Road



6207 Sulphur Springs Road



6207 Sulphur Springs Road



View of east side of 6207 Sulphur Springs Road from Chapel Heights Road (back side)



View of east side of 6207 Sulphur Springs Road from Chapel Heights Road (front side)



Adjoining residence to the west



Residence to south across Sulphur Springs Road



View of property to east and across Chapel Heights Rd



Apartments on east side of Chapel Heights Rd – at extreme rear of proposed rezone area



View along east side of proposed rezoning – Chapel Heights Road and Utility easement 100 feet plus width

Case No. 2020-01177

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: Old Ladys Angels

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

6207 Sulphur Springs Rd. Property/Parcel ID No. _____

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

Applicant / Business Owner

Name: Janis Conlee

Address: 6207 Sulphur Springs
Pine Bluff, AR 71603

Telephone: 623-806-0011

Email: [REDACTED]

Fax: _____

Property Owner (Must be filled out if different)

Name: _____

Address: _____

Telephone: _____

Email: _____

Fax: _____

Who will run the business? Robert; Janis Conlee Number of employees: 2

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

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

Will you require a sign? no

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?

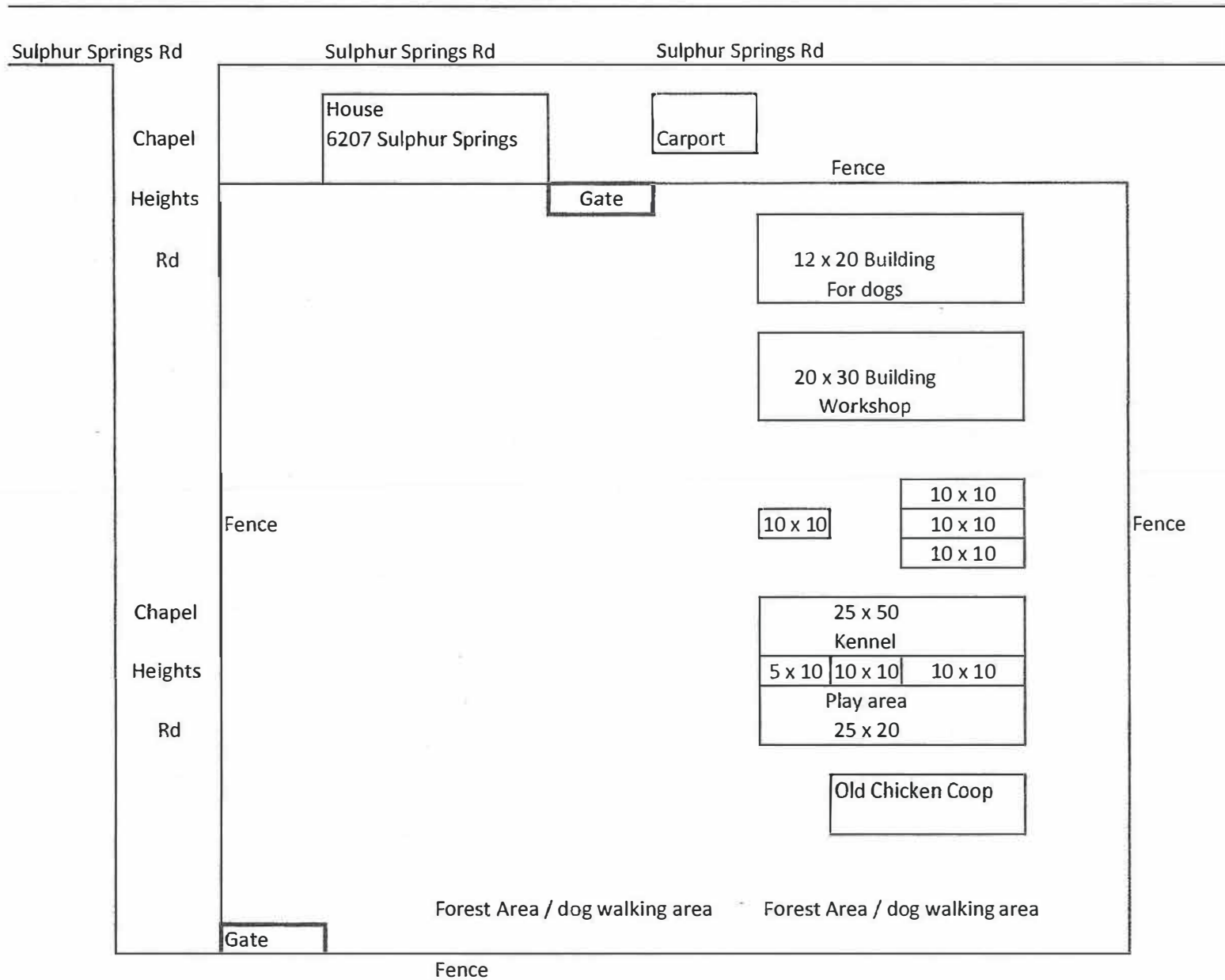
Rural I / Residential

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

Animal Rescue and we need
Agricultural Residential

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

We are housing homeless animals
in our community until we
can get them fixed up and find
their forever homes or sent
up north





Department of the Treasury
Internal Revenue Service
Tax Exempt and Government Entities
P.O. Box 2508
Cincinnati, OH 45201

OLD LADYS ANGELS
6207 SULPHUR SPRINGS RD
PINE BLUFF, AR 71603

Date:
04/04/2023
Employer ID number:
92-2891665
Person to contact:
Name: Customer Service
ID number: 31954
Telephone: 877-829-5500
Accounting period ending:
December 31
Public charity status:
509(a)(2)
Form 990 / 990-EZ / 990-N required:
Yes
Effective date of exemption:
March 14, 2023
Contribution deductibility:
Yes
Addendum applies:
No
DLN:
26053489004673

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Sincerely,

Stephen A. Martin

Stephen A. Martin
Director, Exempt Organizations
Rulings and Agreements

Letter 947 (Rev. 2-2020)
Catalog Number 35152P

**RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION**

SUBJECT: Use Permit on Review request to establish a solar panel field at 2703 Port Road in an I-3, General Industrial zone.

APPLICANT: Chris Kane – Delta Solar

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

ZONING:	North:	I-3, General Industrial	LAND USE:	North:	Levy – PB Sand & Gravel
	South:	I-3, General Industrial		South:	Producers Rice Mill – Wooded undeveloped
	East:	I-3, General Industrial		East:	O’Conner Distribution – 3 Rivers Div.
	West:	I-3, General Industrial		West:	Vacant condemned houses

History

5-20-2023 5200 Blk of Skylark - build and maintain a solar array (farm) – R-1 Approved
 9-26-2023 3422-3426 Hwy 65S – build and maintain a solar array (farm) – B-3 & R-1 Approved

REVIEW

Background and request – The applicant is requesting approval to construct a ground-mounted solar array, commonly referred to as a solar farm, at 2703 Port Road. The property is zoned I-1, Light Industrial. The proposed development would consist primarily of photovoltaic solar panels and associated electrical equipment designed to generate electricity from solar energy. The use is expected to have limited daily traffic and personnel requirements compared with conventional industrial or commercial development.

The Pine Bluff Zoning Ordinance establishes the I-1 Light Industrial District for wholesale distribution, warehousing, fabrication, processing, manufacturing, assembly, and similar uses. The district is intended for relatively small-scale industrial activities that can operate without creating odors, smoke, fumes, or excessive noise detectable from less-intensive zoning districts. Ground-mounted solar energy facilities are not specifically identified as a permitted use in the I-1 district. However, the I-1 provisions authorize the Planning Commission to consider other uses deemed appropriate that conform to the basic intent of the district.

The city also currently provides a specific Solar Plan Review Application, indicating that solar installations are subject to City review in addition to applicable zoning and construction requirements.

Site and Surrounding Area – The subject property is located on Port Road within an area characterized primarily by industrial, commercial, transportation-related, and other nonresidential activities. Port Road serves an important transportation and industrial function within the area.

The proposed solar facility would represent a relatively low-intensity land use in terms of traffic, noise, and day-to-day activity. Unlike many industrial uses permitted within the I-1 district, a solar array generally does not involve manufacturing, processing, significant material storage, or continuous employee/customer activity. The principal site considerations are therefore the physical arrangement of the solar panels, setbacks from property lines and roadways, access for maintenance and emergency vehicles, stormwater drainage, security fencing, landscaping or screening where appropriate, and the potential visual impact of the installation on adjoining properties and Port Road. The final site plan should clearly identify the limits of the solar array, equipment locations, access drives, fencing, required setbacks, utility connections, drainage features, and any proposed landscaping or screening.

Applicable Ordinance Provisions – The I-1 district is intended to accommodate light industrial uses and similar activities that are compatible with surrounding development and do not generate objectionable odors, smoke, fumes, or excessive noise. The ordinance identifies a number of specific permitted industrial uses and also provides for uses permitted upon review and approval of the Planning Commission. The I-1 provisions allow the Planning Commission to consider: “Other uses deemed appropriate in the opinion of the planning commission which conform to the basic intent of this district.” This provision provides a basis for Planning Commission consideration of a solar energy facility where the Commission determines that the use is appropriate for the district and compatible with surrounding development.

Uses Permitted on Review - The City's general UPOR provisions state that uses may be approved where they are consistent with good planning practice, can operate without being detrimental to permitted uses in the district, are visually compatible with surrounding uses, and are considered essential or desirable to preserve and promote the public health, safety, and general welfare.

The Planning Commission may impose conditions necessary to satisfy these criteria.

The application process also contemplates submission of a preliminary development plan addressing proposed uses and structures, ingress and egress, sanitation and drainage, and the proximity of adjacent uses and buildings.

Building, Electrical, and Other Permits - Approval by the Planning Commission does not eliminate the requirement for applicable zoning, building, electrical, stormwater, fire, utility, or other permits. The city requires construction plans to comply with applicable building and other codes, and a zoning compliance review is required as part of the City's permitting process.

Parking and Site Compliance – A solar array is expected to generate substantially less traffic than most uses permitted within the I-1 district. Daily activity would primarily consist of occasional inspection, maintenance, vegetation management, and equipment servicing rather than regular customer or employee traffic. Accordingly, parking demand should be minimal. Any required employee or maintenance parking should be provided on-site and should not interfere with access to the solar equipment, emergency access, or required driveways.

The site plan should provide adequate access for construction, routine maintenance, fire protection, and emergency response. Internal access drives should be designed to accommodate the type of maintenance and emergency vehicles reasonably anticipated to serve the facility. The applicant should also demonstrate that the project will not adversely affect existing drainage patterns. Any required stormwater management measures should be incorporated into the final development plans and reviewed through the City's applicable permitting process.

Because the solar panels and associated equipment will be visible structures, consideration should also be given to the appearance of the facility from Port Road and adjoining properties. Fencing should be compatible with the industrial character of the area, and landscaping or screening may be required where it is determined necessary to minimize visual impacts. The solar array should be designed and located so that glare, reflected light, equipment placement, or other site characteristics do not create an unreasonable impact on adjoining properties or the traveling public.

Findings and Analysis – The proposed solar array is not specifically identified as a permitted use in the I-1 district; however, the ordinance permits the Planning Commission to consider other uses that are appropriate and conform to the basic intent of the district.

- A ground-mounted solar facility is generally consistent with the low-intensity, nonresidential character of the I-1 district and is not expected to generate significant noise, odors, smoke, fumes, or traffic.
- The proposed use should have minimal parking demand and limited routine activity compared with conventional industrial uses.
- The primary planning concerns are site access, emergency access, setbacks, fencing, drainage, visual appearance, utility infrastructure, and potential glare or other impacts on adjoining property and Port Road.
- Subject to compliance with the approved site plan and applicable building, electrical, fire, stormwater, and other regulatory requirements, the proposed use can reasonably be operated in a manner compatible with the intent of the I-1 district.

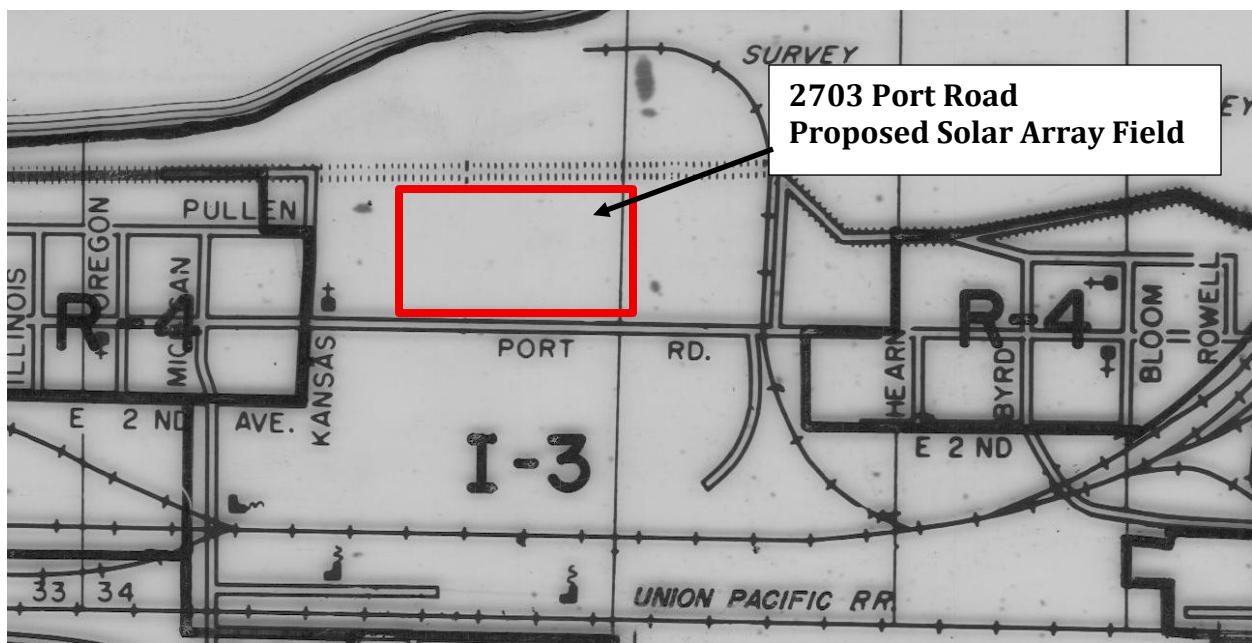
RECOMMENDATION

Basis for Recommendation: The proposed solar facility is a low-intensity use that is reasonably compatible with the I-1 Light Industrial District and can be developed without materially interfering with surrounding industrial activities, provided appropriate site, access, drainage, screening, and safety measures are incorporated into the final development.

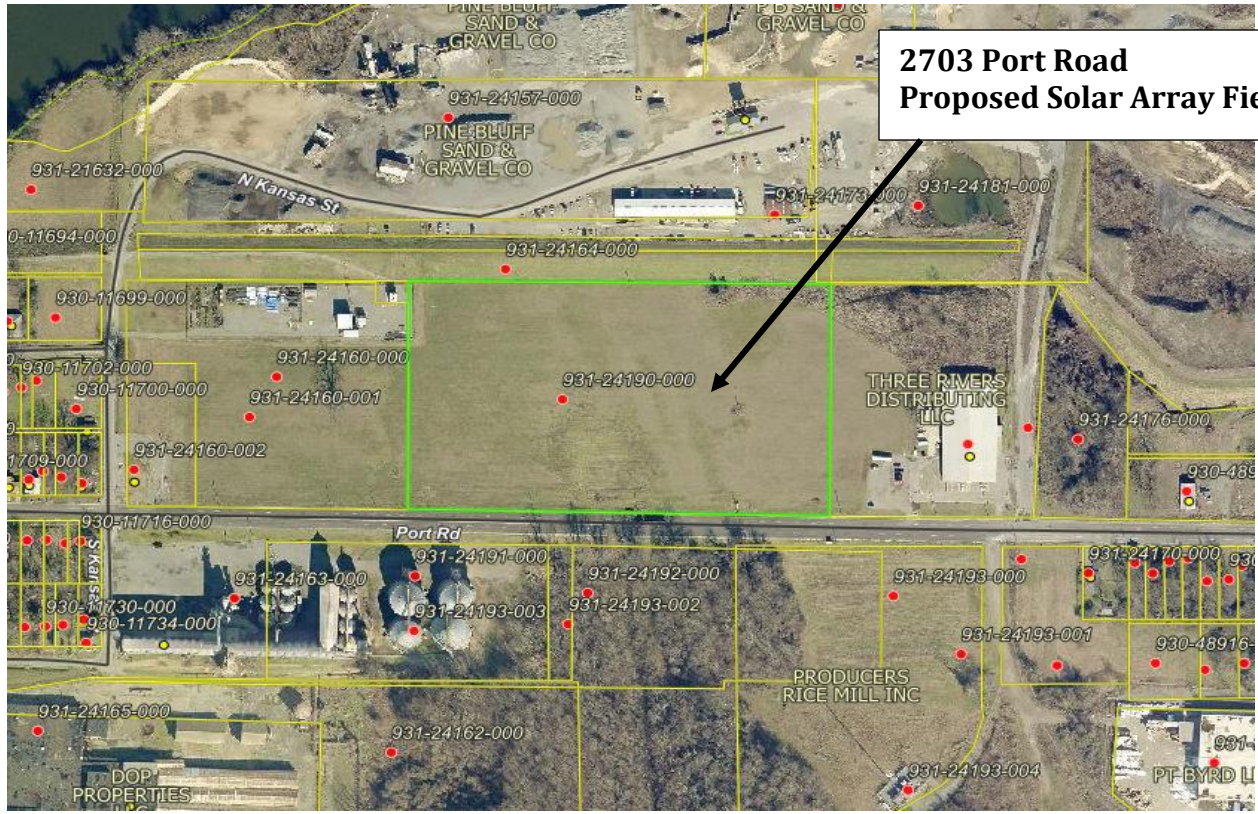
Staff recommends approval of the request to establish a ground-mounted solar array at 2703 Port Road, subject to the following conditions:

1. Final site and development plans shall be submitted to and approved by the appropriate City departments prior to construction.
2. The solar array, associated equipment, fencing, and other improvements shall comply with all applicable setbacks, height, building, electrical, fire, stormwater, and other City requirements.
3. Adequate on-site access shall be maintained for maintenance, fire protection, and emergency response.
4. Required parking and maintenance access shall be provided on-site and shall not interfere with emergency access or operation of the facility.
5. The applicant shall provide appropriate measures to address drainage and prevent adverse impacts to adjoining properties.

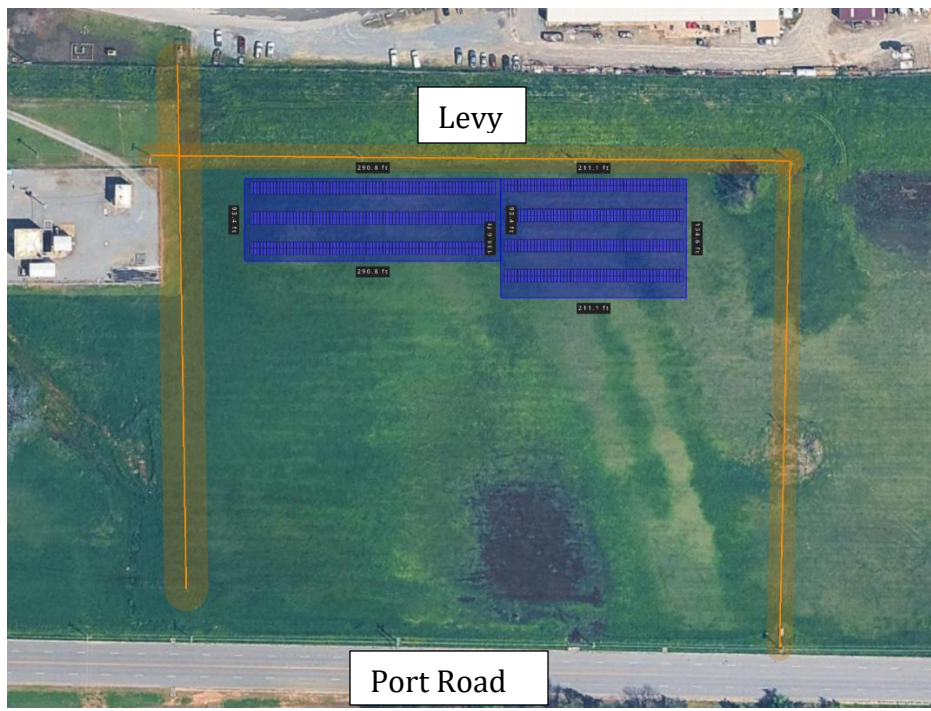
6. The applicant shall provide fencing and, where determined necessary, landscaping or screening to minimize visual impacts from Port Road and adjoining properties.
7. The facility shall be designed and operated to avoid unreasonable glare, reflected light, noise, or other impacts to surrounding properties or the traveling public.
8. Any substantial modification or expansion of the approved solar facility shall be subject to additional Planning Commission review where required by the Zoning Ordinance.



Zoning Map



Ownership map



Solar Array proposed location on site



2703 Port Road



2703 Port Road



O'Conner Distributing – Three Rivers Division – east of site



Producers Rice Mill – south of site



Undeveloped property east and south of site



View far west side proposed site



Vacant house west of Kansas Street and site



Vacant house northwest corner of Kansas Street and Port Road (west of site)

Case No. 2026-1256



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: Delta SunEnergy LLC dba Delta Solar

Business Location: (address or lot, block, or nearest intersection) 2703 Port Road, Pine Bluff, AR 71601 Property/Parcel ID No. 931-24190-000

Size of Property (acres): 11.17 Current Zoning: I-3 Ward: _____

Applicant / Business Owner

Name: Delta SunEnergy LLC
Address: 2725 Cantr ell Rd.
Ste. 104 Little Rock, AR 72202
Telephone: 501-683-8835
Email: [REDACTED]
Fax: _____

Property Owner (Must be filled out if different)

Name: Pine Bluff Sand & Gravel
Address: P.O. Box 7008
Pine Bluff, AR 71611
Telephone: 870-534-7122
Email: [REDACTED]
Fax: _____

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

Number of off-street parking spaces required: 0 Number provided: N /A

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

Will you require a sign? No

[Signature]

09-01-2026

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.)

Signature _____ Date _____

Signature _____ Date _____

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

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

Submission Deadline: _____ Expected Planning Commission Meeting Date: _____

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

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

I-3 zoned currently. Property has no functional use as of right now.

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

Same zone, proposing to use this property to install a ground mount solar array that will take up approx ~3 acres of land.

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

The customer, Cornerstone Farms & Gin, is wanting to install a ground mount solar array that will produce power and send it directly to the utility(Entergy).

The location was selected after consulting with the utility to find an optimal location for the array and using land owned by another entity under common ownership(PB Sand and Gravel).

Ownership Description			Assessment Summary						
Name: PINE BLUFF SAND & GRAVEL CO			Type: AV Ag.Vac	Year	2023	20%	2013	20 %	
PO BOX 7008			Taxable:	Land	3,950	790	11,150	2,230	
PINE BLUFF AR 71611-7008			Neigh: PBORIG	Bldgs					
Subd.: 50934U SEC 34 TWP 5 S RNG 09 W			Owner: 13071	Total	3,950	790	11,150	2,230	
S-T-R: 34-05-09			Status:	Review Record					
T.D.: 031 3 PINE BLUFF			Block:	Date	By	Reason	Land	Buildings	Total
Location:			Lot:	6/24/2023	KGB	RV	3,950		3,950
Legal: BEG 411.16 FT W OF SE COR PARCEL #1 IN DEED BOOK 260			City: PINE BLUFF	6/29/2018	SDH	RA	11,150		11,150
PAGE 514 TH N 541.85 FT W 919.55 FT TH S TO A PT 903.33 FT			Map:	7/1/2013	SDH	RA	11,150		11,150
DUE W OF POB TH E 903.33 FT TO POB 11.17 ACRES			Old PID:	7/1/2009	SDH	RV	5,700		5,700

Trend	Street	Utilities	Topography	Landscaping	Date	By	Reason	Land	Buildings	Total
☐ Improving	☐ Concrete	☐ No Water	☐ High	☐ Excellent	6/25/2008	RCP	RA	750		750
☐ Static	☐ Asphalt	☐ No Sewer	☐ Low	☐ Good	5/24/2000		RA	650		650
☐ Declining	☐ ChatSeal	☐ No Gas	☐ Rough	☐ Average						
☐ New	☐ Gravel	☐ No Electric	☐ Flat	☐ Poor						
☐ Old	☐ Dirt	☐ No Telephone	☐ Sloping	☐ None						

Ownership Record					
Date	Book	Page/Inst#	Amount	Type	Grantee
4/29/1982	504-91				PINE BLUFF SAND & GRAVEL CO

Land Record										
Use	Location	Symbol	Soil	Acres	Rate	O	Adj	%	Value	NC HS
P			01	11.170	355.00				3,965	
Total: 3,950										



Selection



PINE BLUFF
SAND &
GRAVEL CO.

N Kansas St

LEVEE
DISTRICT

PINE BLUFF
SAND &
GRAVEL CO.

THREE RIVERS
DISTRIBUTING
LLC

O'Connor
Distributing-Three

931-24189-000

2821

Port Rd

160-000

F

O

04

Client
Delta Solar
2725 CANTRELL RD. STE 200
LITTLE ROCK, AR 72202

Project Title
CORNERSTONE FARMS
PORT RD
PINE BLUFF, AR 71601

Project Title
CORNERSTONE FARMS
PORT RD
PINE BLUFF, AR 71601

NO.	DATE	DESCRIPTION
1	10/15/2019	ISSUED FOR PERMIT
2	11/15/2019	REVISED FOR CLIENT
3	12/15/2019	REVISED FOR CLIENT
4	01/15/2020	REVISED FOR CLIENT
5	02/15/2020	REVISED FOR CLIENT
6	03/15/2020	REVISED FOR CLIENT
7	04/15/2020	REVISED FOR CLIENT
8	05/15/2020	REVISED FOR CLIENT
9	06/15/2020	REVISED FOR CLIENT
10	07/15/2020	REVISED FOR CLIENT

Sheet Size: ARCH D
Revised: REVISED
By: REVISED

Scale: NTS

Sheet Title: SINGLE LINE DIAGRAM

Sheet #: PV-5

(6) CPS SCASOKTL-00/US-480V CHINT POWER INVERTER
392.70KWDC; 300.00KWAC
660 MODULES, TRINASOLAR TSM-DEG20C-20-595 (595W)
22 MODULES PER STRING, 30 STRINGS
STRING VOC MAX: 1000VDC

5 STRINGS OF 22 MODULES 5 STRINGS OF 22 MODULES 5 STRINGS OF 22 MODULES 5 STRINGS OF 22 MODULES 5 STRINGS OF 22 MODULES 5 STRINGS OF 22 MODULES

DC0.1
(1) - 3/4" EMT
2 - #10 AWG, CU PV WIRE (1000V)
1 - #10 AWG, CU THWN-2

DC1.1
(1) - 1-1/4" EMT
10 - #8 AWG, CU THWN-2
1 - #10 AWG, CU THWN-2

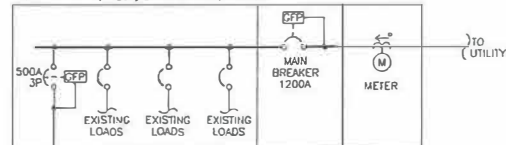
(N) INVERTER "INV-1"
CPS SCASOKTL-00/US-480
(CHINT POWER) SYSTEMS
50KWAC, 3 MPPT
O/P CURRENT: 160.2A
MAX FAULT CURRENT: 64.1A
WITH RSD WIRE BOX
(TYPICAL 1 OF 6)

AC1.1
(1) - 1" EMT
3 - #4 AWG, CU THWN-2
1 - #8 AWG, CU THWN-2 NEUTRAL
1 - #8 AWG, CU THWN-2 EGC

(N) SOLAR PANELBOARD
"SPN1BD-1"
600A, 480Y/277V, 50, 4W
NEMA 3R
REFER NOTE #1

AC1.2
(3) - 2" PVC SCH 40
3 - #20 AWG, CU THWN-2
1 - #10 AWG, CU THWN-2 NEUTRAL
1 - #2 AWG, CU THWN-2 EGC

(N) MAIN SWITCHBOARD
1600A BUSBAR, 480Y/277V, 3p, 4W, 65KAIC



LOAD SIDE CALCULATION PER NEC 705.12(B)(2):
(1600A x 1.2 - 1200A ≥ 500A)

AC1.3
(3) - 2" EMT
3 - #20 AWG, CU THWN-2
1 - #10 AWG, CU THWN-2 NEUTRAL
1 - #2 AWG, CU THWN-2 EGC

(N) "ACDS-1"
SERVICE RATED UTILITY LOCKABLE
FUSED AC DISCONNECT
SQUARE D H356HR
DISCONNECT: 600A
FUSE: 500A, CLASS L

NOTES:

- THIS EQUIPMENT FED BY MULTIPLE SOURCES, TOTAL RATING OF ALL OVERCURRENT DEVICES, EXCLUDING MAIN SUPPLY OVERCURRENT DEVICE, SHALL NOT EXCEED AMPACITY OF BUSBAR.
- FOR LOAD SIDE CONNECTION, PV BREAKER MUST BE INSTALLED AT THE END OF THE BUS.
- INSTALLER SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL BACKFED BREAKERS ARE SUITABLE FOR THE APPLICATION AND THAT IF GFI IS PRESENT ALL SOLAR FEEDERS SHALL HAVE GFI PER 705.32.
- WHEN INSTALLING A NEW BREAKER AND WATCH EXISTING PANEL CIRCUIT BREAKER, MAKE, MODEL, STYLE AND AIC RATING.



CITY OF PINE BLUFF, ARKANSAS

Department of Inspection & Zoning

200 E 8th Avenue, Suite 101
Pine Bluff, Arkansas 71601
TEL: (870) 730-2020 FAX: (870) 730-2170

Solar Plan Review Application

(Rev. 2/2023)

Date: 08-31-2026

Location of Project (Address): 2703 Port Road Pine Bluff, AR 71601

Owner: Cornerstone Farm & Gin Phone: 870-766-8686

Solar Contractor (Name): Delta SunEnergy LLC dba Delta Solar Phone: 501-683-8835

Job Site Electrician: Timothy Worley License # M-11198 Phone: 479-326-1936

Job Description: Install a 504 DC kilowatt ground mount solar array in the Port.

Entergy Approval Letter: ☒ Yes ☐ No (if no, approval must be provided to start plan review)

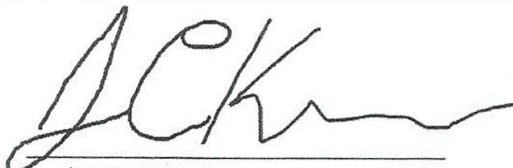
Project Valuation: \$822,577.00

Solar Plan Review Fee: \$100.00

State and Federal Law Compliance: Each applicant/project manager is responsible for ensuring that their project is in compliance with all federal and state laws.

Penalties (Working without a permit): Where work for which a permit is required by the 2020 National Electric Code, payment of such triple fee shall not relieve any person from fully complying with the requirements of the 2020 National Electric Code in the execution of the work nor from any penalties prescribed herein and no additional shall be granted until all fee have been paid.

I hereby certify that the data submitted on or with this application is true and correct. Any deviation from information contained herein, unless approved by the Building Official will render this permit null and void.


Application Signature

08-31-2026
Date

FOR OFFICE USE ONLY

\$ _____
Permit Amount

Permit No.

Expiration Date

Permit Tech

**RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION**

SUBJECT: Use Permit on Review request to establish a nonclinical recovery residence for adults to maintain sobriety at 1119 W. 2nd Avenue in a R-3, Residential zone. Proposal allows up to 6 adult residents with a live-in house manager.

APPLICANT: Erik Egar

ZONING AND LAND USES: R-3, Residential

ZONING:	North:	R-3, Residential	LAND USE:	North:	Vacant & SF Residence (under repair)
	South:	R-3, Residential		South:	SF Residences
	East:	R-3, Residential		East:	SF Residence
	West:	R-3, Residential		West:	SF Residence

History

11-24-2015	2119 W. 2 nd – operate a transitional home	I-3	Approved
11-24-2015	1419 Missouri – operate a transitional home	R-3	Denied
11-25-2017	514 S. Maple – operate a transitional home	I-3	Approved
2-23-2021	1300 E. 5 th – operate a transitional home	B-4	Approved

REVIEW

Background and request – The applicant is requesting approval to operate a residential nonclinical residence at 1119 W. 2nd Avenue for a maximum of six (6) residents, together with one (1) live-in house manager. The proposed use would operate within an existing single-family residence. The request is for a residential living arrangement and is not proposed to include medical, clinical, counseling, treatment, or other institutional services at the property. The house manager would reside at the property and provide general household supervision and management.

The property is located in an R-3, Residential zoning district. The existing structure was originally developed and is currently configured as a single-family residence. Because the proposed occupancy and operation are greater than a conventional single-family household, the request should be evaluated as a residential group-living/rooming house-type use rather than as an ordinary single-family dwelling.

Site and Surrounding Area – The subject property is located at 1119 W. 2nd Avenue within an established and mostly well-maintained residential neighborhood. The site contains an existing single-family residence. Single-family residences are located immediately to the east and west of the subject property, with additional single-family residences located across W. 2nd Avenue. The immediate area is therefore predominantly residential in character, with relatively close proximity between the existing homes. The proposed use would not require new construction or a change in the physical appearance of the existing residential structure, provided that no substantial exterior modifications are proposed. The primary land-use considerations are the intensity of residential occupancy, parking demand, property maintenance, noise, traffic, and whether the operation can remain compatible with the surrounding single-family residential neighborhood.

Applicable Ordinance Provisions – The R-3 district is intended for residential neighborhoods where smaller lots and a somewhat broader range of residential uses are appropriate. Single-family dwellings are permitted in the R-3 district. The ordinance also identifies a rooming house as a use permitted upon review and approval of the Planning Commission. The Commission may impose special conditions relating to the site plan, screening, parking, or other matters necessary to protect the public health, safety, and welfare.

The City's ordinance provides that uses permitted upon review may be approved when they are consistent with good planning practice, can operate without being detrimental to permitted uses in the district, are visually compatible with surrounding uses, and are essential or desirable to preserve and promote the public health, safety, and general welfare. Conditions may be imposed to address impacts associated with the proposed use.

The City's zoning definitions distinguish a rooming house from a conventional single-family dwelling based upon the provision of rooms for occupancy by separate tenants. The ordinance also establishes standards concerning room size, emergency egress, common facilities, and maintenance for rooming house uses. The applicant should therefore demonstrate compliance with all applicable building, fire, life-safety, and occupancy requirements before occupancy of the residence under the proposed use. The city currently enforces the applicable Arkansas and International building and fire codes through the Inspection & Zoning Department.

Parking and Site Compliance – The City's parking ordinance establishes a minimum of two (2) off-street parking spaces for a single-family dwelling and one (1) parking space per lodging room for a rooming house. Because the proposed

residence would accommodate up to six (6) residents plus a live-in manager; parking demand could be greater than that normally associated with a conventional single-family residence. The actual demand will depend upon the number of residents who have personal vehicles and the availability of off-street parking.

The Commission should ensure that adequate off-street parking is available on the property and that parking associated with the residence does not routinely occur in yards, obstruct sidewalks, interfere with neighboring properties, or create traffic or safety concerns along W. 2nd Avenue. Given the residential character of the surrounding area, the continued use of the existing driveway and established parking areas is preferable to extensive paving or conversion of front-yard areas to parking. The proposed use should also maintain the residential appearance of the structure and property. No exterior storage, commercial signage, or other features that would change the residential character of the property should be permitted unless separately authorized.

Findings and Analysis – The proposed use is residential in nature and would utilize an existing single-family residence in an R-3 district. The R-3 regulations specifically provide for Planning Commission review of rooming house uses, allowing the Commission to evaluate the intensity of the proposed occupancy and its compatibility with the surrounding neighborhood.

The immediate surroundings consist primarily of single-family residences located in close proximity to the subject property. Consequently, the principal concern is not a change in the general land-use character of the area, but whether the proposed occupancy and management arrangement can operate at a level of intensity compatible with the surrounding homes. The proposed maximum of six residents plus one live-in manager is a relatively limited occupancy for a residential structure. The absence of clinical or treatment services, together with the presence of a live-in house manager, should help maintain the use as a residential living arrangement rather than an institutional or commercial operation.

Subject to adequate parking, compliance with building and fire codes, proper property maintenance, and continued operation as a nonclinical residential use, the request can be considered compatible with the R-3 district.

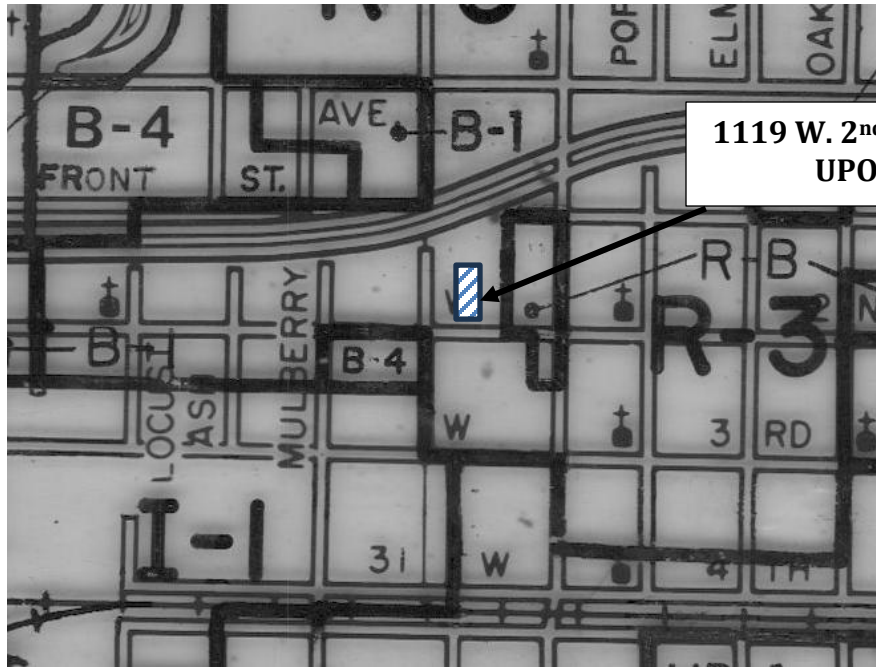
RECOMMENDATION

Absent any concerns from the neighboring property owners staff recommends approval of the request to operate a residential nonclinical residence for a maximum of six (6) residents plus one (1) live-in house manager at 1119 W. 2nd Avenue, subject to the following conditions:

1. The use shall remain strictly residential and nonclinical in nature. No medical, clinical, treatment, counseling, or institutional services shall be provided on the premises unless separately authorized.
2. Occupancy shall not exceed six (6) residents plus one (1) live-in house manager.
3. The property shall comply with all applicable building, fire, life-safety, and occupancy requirements.
4. Adequate off-street parking shall be maintained on the property, and parking shall not obstruct sidewalks, required access, or neighboring properties.
5. The property shall be maintained in a manner consistent with the residential character of the surrounding neighborhood.
6. No commercial signage, outdoor storage, or other exterior activity that would alter the residential character of the property shall be permitted without separate approval.
7. Any substantial change in the nature or intensity of the operation shall require further review and approval by the Planning Commission.

UPOR

AGENDA ITEM #8
1119 W. 2ND AVENUE
SEPTEMBER 29TH, 2026



1119 W. 2nd Avenue
UPOR

Zoning Map



1119 W. 2nd Avenue
UPOR

Ownership map



1119 W. 2nd



Adjoining residence to the east



Adjoining property to the west



Adjoining residences south of proposed site (across W. 2nd)



Property north of subject site. Note residence on right side



111 N. Linden – north and west of site

Case No. _____



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: Erik Egar

Business Location: (address or lot, block, or nearest intersection) 1119 W 2nd Ave Pine Bluff, AR 71601

Property/Parcel ID No. 930-69982-000

Size of Property (acres): 0.21 Current Zoning: R-3 Ward: 2

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

Name: Erik Egar

Name: Same as Applicant

Address: [REDACTED]

Address: _____

Telephone: _____

Telephone: _____

Email: erikegar@gmail.com

Email: _____

Fax: _____

Fax: _____

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

Number of off-street parking spaces required: _____ Number provided: 1

Are there any special licenses for your business? 2 (explain) _____

Will you require a sign? No

SIGN AND DATE ABOVE BEFORE SUBMITTING
 Applicant / Business Owner Signature _____

Date _____

PROPERTY OWNER(S) / AUTHORIZED AGENT CERTIFICATION: I (We), the undersigned, hereby certify under penalty of perjury that I (we) are the owner(s) of the property that is the subject of this application and I (we) have read this application and consent to its filing. <i>(If signed by the authorized agent, a letter from each property owner must be provided indicating that the agent is authorized to act on his/her behalf.)</i>			
Signature _____	Date _____	Signature _____	Date _____
Printed Name _____		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

UPOR SUBMISSION ATTACHMENTS

1119 W 2nd Avenue, Pine Bluff, Arkansas 71601

Applicant / Owner	Erik Egar
Parcel	930-69982-000
Current Zoning	R-3
Ward	2
Lot Size	60 ft x 152 ft (approx. 0.21 acre)
Current Use	Single-family residential property
Proposed Use	Nonclinical recovery residence for up to 6 adult residents with a live-in house manager
Parking	2 required; 4 off-street spaces provided
Exterior Sign	None proposed

Packet contents: completed application; typed Planning Commission narrative; scaled site plan exhibit; adjoining/nearby property-use statement; subject property summary; and the 10 surrounding property summary sheets supplied by the Jefferson County Assessor.

Important: The application signature and date lines remain blank and should be signed by Erik Egar before emailing or otherwise submitting the packet.

PLANNING COMMISSION NARRATIVE

To: City of Pine Bluff Planning Commission

Re: Use Permitted on Review - 1119 W 2nd Avenue

Applicant / Property Owner: Erik Egar

I am requesting approval to use my property located at **1119 West 2nd Avenue, Pine Bluff, Arkansas**, as a small, nonclinical recovery residence for adults who are committed to maintaining sobriety and rebuilding stability in their lives.

The property is currently used and recorded as a single-family residential property. The proposed use would maintain the residential character of the home. I am requesting permission to house **no more than six adult residents**, with a **live-in house manager** responsible for helping maintain the structure, safety, cleanliness, and day-to-day rules of the residence.

The home will provide a structured, drug- and alcohol-free living environment. Residents will be expected to follow written house rules, maintain sobriety, observe curfews, participate in regular house meetings, contribute to household responsibilities, and comply with reasonable accountability measures such as drug and alcohol testing.

This property will **not** operate as a detoxification center, medical facility, rehabilitation clinic, counseling office, or clinical substance-use treatment facility. No medical treatment, therapy, detoxification, or clinical substance-use treatment will be provided on the premises. If a resident needs medical, mental-health, counseling, or clinical treatment services, those services will be obtained off-site through independent qualified providers.

The residence will not operate as a public drop-in center. There will not be a continual flow of patients, clients, or members of the public coming to the property for appointments or services. The purpose of the property will remain residential: providing stable housing, peer support, accountability, and a safe living environment for adults in recovery.

The property will be actively managed through written policies addressing resident conduct, visitors, parking, curfews, substance use, emergencies, property maintenance, and neighborhood expectations. The live-in manager will assist with enforcing these rules and helping ensure the property remains orderly and respectful of the surrounding neighborhood.

I do not intend to make major changes to the residential appearance of the property or operate it in a manner that would substantially increase commercial activity in the area. No large exterior business sign is proposed. My goal is to maintain the home as a safe, well-managed residence while providing a positive housing option for adults working toward long-term recovery, employment, personal responsibility, and reintegration into the community.

I respectfully request that the Planning Commission approve the proposed use of **1119 West 2nd Avenue** as a small, nonclinical recovery residence subject to the conditions and occupancy limits established by the City of Pine Bluff.

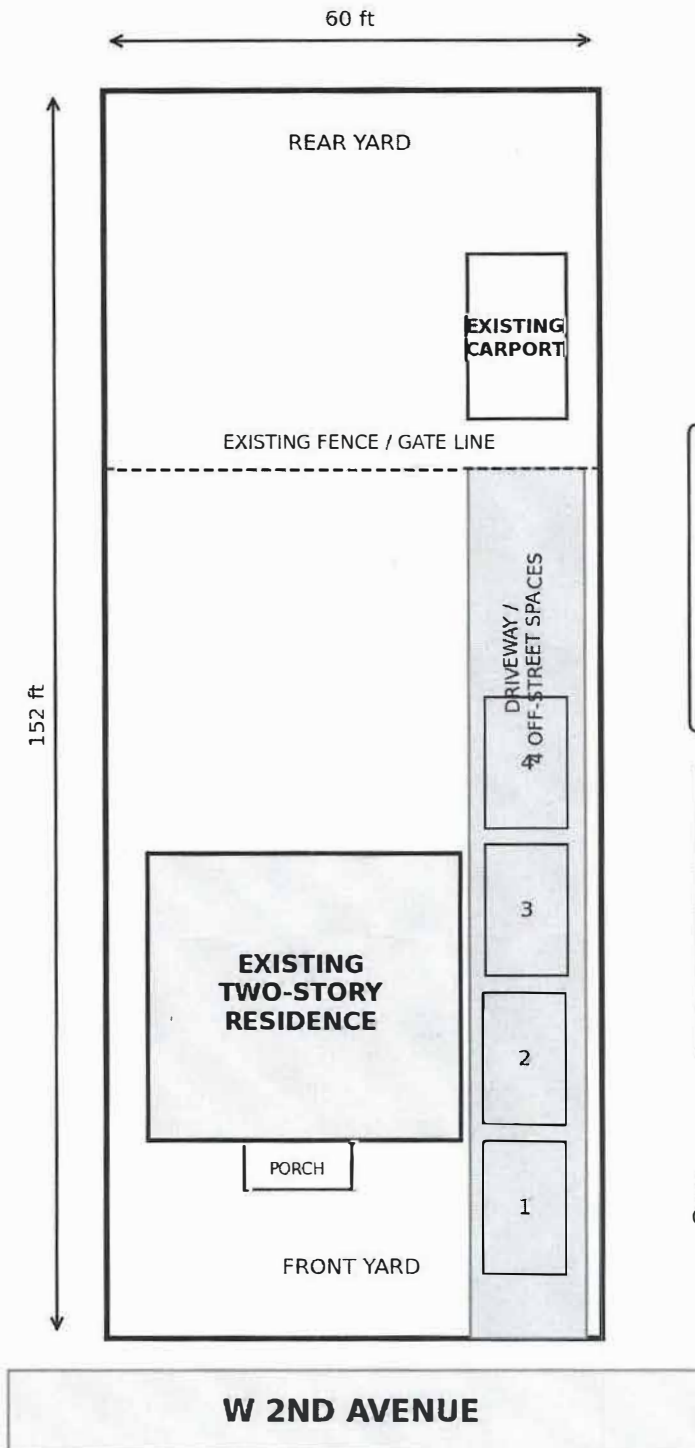
Erik Egar

Property Owner / Applicant

Signature: _____

Date: _____

SCALED SITE PLAN EXHIBIT



N

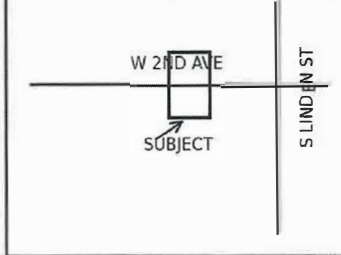


SITE DATA

1119 W 2nd Ave, Pine Bluff, AR 71601
Parcel: 930-69982-000 | R-3 | Ward 2
Lot: 60 ft x 152 ft
Current use: Single-family residence
Proposed: Nonclinical recovery residence
Up to 6 adult residents + live-in manager
Parking: 2 required / 4 provided
Exterior sign: None proposed

NOTE: Building/driveway placement is approximate, based on assessor information and field observation; this exhibit is not a boundary survey.

VICINITY MAP (NOT TO SCALE)



GRAPHIC SCALE



ADJOINING AND NEARBY PROPERTY USES

Subject property: 1119 W 2nd Ave, Pine Bluff, AR - Parcel 930-69982-000.

Based on the Jefferson County property summary sheets supplied for the required 300-foot notice area, the surrounding area is predominantly residential in character. The submitted records identify surrounding parcels as either **residential improved (Res.Impr)** or **residential vacant (Res.Vac)**. The applicable property summary sheets are attached to this application and identify the owners, legal descriptions, and parcel information for the subject and nearby properties.

The proposed recovery residence will remain residential in appearance and function. No on-site clinical treatment, detoxification services, or large commercial signage are proposed.

Supporting records included: the subject parcel summary and all 10 property summary sheets furnished by the Jefferson County Assessor for the 300-foot notice area.

Prepared as an attachment to the City of Pine Bluff Use Permitted on Review application.

RPID: 54200 Parcel: 930-69982-000

Jefferson County Urban Property Record Card - 2026

Card: 1 of 1

Ownership Description				Assessment Summary															
Name: EGAR ERIK Address: 4800 W LOVERS LN #503 Dallas: DALLAS TX 75209 Subd.: WOOD50 WOODRUFF ADD W & S S-T-R: 32-05-09 T.D.: 031 3 PINE BLUFF Location: 1119 W 2ND AVE Legal: BLK 6, LOT 8				Type: RI Res. Impr Taxable: V Verify Neigh: PBORIG Owner: 406078 Status: Block:006 Tax Status: Lot: 008 City: PINE BLUFF Map: Old PID:															
				Year Land Bldgs Total	2023 3,000 47,400 50,400	20% 600 9,480 10,080	2018 3,000 37,800 40,800	20 % 600 7,560 8,160											
Review Record				Date	By	Reason	Land	Buildings	Total										
				6/24/2023	KGB	RV	3,000	47,400	50,400										
				6/29/2018	SDH	RA	3,000	37,800	40,800										
				7/1/2013	SDH	RA	3,000	36,750	39,750										
				6/25/2008	RCP	RA	3,000	35,600	38,600										
				6/12/2003		RA	3,000	36,300	39,300										
				5/24/2000		RA	3,000	32,050	35,050										
Building Permit Record				Date	Amount	Purpose	Note												
				12/15/2017			1/20/21 BMB NO CHANGE STILL BOARDED \$ OK												
				2/28/2013	5,000	AR Add AltR	1/7/2015 LRW LOOKS LIKE NEW ROOF HERE \$ OK 2015												
				2/3/2009	1,500	RR Rep Res	1/4/11 LRW SEP NOW OP \$ OK												
Ownership Record				Date	Book	Page/Inst#	Amount	Type	Grantee										
				3/15/2018	1001-426		18,500	SW	EGAR ERIK										
				11/1/2016	981-283			TD	FEDERAL NATIONAL MORTGAGE ASSOC										
				2/6/2009	864-300			QC	RABUN WILLIE JR										
				1/6/2005	793-290			QC	RABUN WILLIE JR 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	0.000	.000	3000.00							3,000		
				60 X 152															
Total: 3,000																			

PINE BLUFF SUBS\WOOD50\930-69982-000-01



Card: 1 of 1

[illegible]

**RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION**

SUBJECT: Use Permit on Review request to establish a church at 5519 Kennedy in a former single-family residence. The property is zoned B-1, Neighborhood Business.

APPLICANT: Shawn Jennerson & Tasha Marie Dillion

ZONING AND LAND USES: B-1, Neighborhood Business

ZONING:	North:	R-4, Residential	LAND USE:	North:	SF Residence – Mobile Home
	South:	B-1, Neighborhood Bus.		South:	Vacant
	East:	B-1, Neighborhood Bus.		East:	SF Residence
	West:	B-1, Neighborhood Bus.		West:	Vacant

History

No history of requests to convert a single-family residence into a church found

REVIEW

Background and request – The applicant is requesting approval to convert the existing single-family residence at 5519 Kennedy Street into a church/congregational use. The property is located in a B-1, Neighborhood Business District, where churches are subject to review and approval by the Planning Commission.

The proposal would retain the existing residential structure but change its use from a single-family residence to a place of religious assembly. Parking is proposed on the adjoining vacant lot to the east and in the rear of the existing structure. The proposed parking arrangement would utilize Kennedy Street for ingress and Pryce Street for egress.

The principal issue is not the general appropriateness of a church in the B-1 district, but whether the existing residential structure can be legally converted to a congregational/assembly occupancy and satisfy all applicable building, fire, accessibility, electrical, plumbing, mechanical and life-safety requirements.

Site and Surrounding Area – The property is located approximately one block north of Dollarway Road, a major collector/highway corridor. The site is within an area that transitions between neighborhood residential development and

neighborhood-serving commercial uses. Properties north of Kennedy Street are primarily occupied by older residential structures, with a mixture of conventional single-family residences and mobile homes. The surrounding area therefore has a substantial residential character despite the B-1 zoning of the subject property.

The existing structure was constructed and has historically functioned as a single-family residence. Conversion to a church would introduce a substantially different occupancy pattern, including congregational gatherings, increased pedestrian activity, increased vehicle trips during services, and potentially concentrated parking demand. The location near Dollarway Road provides access to a major transportation corridor; however, the internal circulation and relationship between the proposed parking areas and the adjoining residential properties should be carefully considered.

Applicable Ordinance Provisions – The Pine Bluff zoning ordinance provides for churches as uses permitted upon review and approval of the Planning Commission in applicable districts. The Commission may impose conditions concerning site plan, screening, parking and other matters necessary to protect the public health, safety and welfare.

The B-1 district provisions also recognize the importance of screening where business uses and parking areas are adjacent to residential uses. The ordinance provides for screening and control of parking impacts where B-1 property abuts residential development.

Off-street parking is required for uses other than residential uses in accordance with Article V, Division 2. Parking may be located on the same property or, subject to the ordinance, within 600 feet of the use measured along lines of public access.

A change in the use or occupancy of an existing building requires zoning and building review. The City's requirements provide that an existing building being converted to another use must be reviewed by Inspection and Zoning, and a certificate of occupancy is issued following satisfactory completion of required inspections.

Parking and Site Compliance – The proposed parking arrangement is an important component of the request. Parking is proposed both on the vacant lot immediately east of the residence and behind the existing structure, with vehicles entering from Kennedy Street and exiting toward Pryce Street.

This arrangement could provide a functional circulation pattern and reduce the need for vehicles to back directly onto Kennedy Street. However, the final number of spaces, dimensions, aisle widths, surface treatment, drainage, driveway locations and property ownership/control should be verified as part of the site plan review.

The ordinance requires approximately **300 square feet per parking vehicle**, including parking, aisle and ingress/egress areas.

Because the site is adjacent to residential development, consideration should also be given to:

- Maintaining adequate separation and screening between parking and adjoining residences;
- Controlling illumination so that lighting does not adversely affect neighboring properties;
- Providing safe pedestrian access between the parking areas and church entrance;
- Maintaining adequate emergency access;
- Avoiding conflicts between vehicles entering from Kennedy Street and exiting toward Pryce Street;
- Providing a durable and properly drained parking surface; and

The Planning Commission should also consider the anticipated size of the congregation and the maximum number of persons expected to occupy the building. Parking should be evaluated against the maximum approved occupant load.

The conversion from a single-family residence to a church is a significant change in occupancy. The existing building was designed and constructed as a residential occupancy, while a church is an assembly use. Consequently, Planning Commission approval of the zoning request should not be interpreted as approval to occupy the building as a church until all applicable building and fire requirements have been satisfied.

The City's current Inspection and Zoning information identifies the 2021 Arkansas Fire Prevention Code, including the International Building Code, International Fire Code and International Existing Building Code, among the codes enforced by the city. The Fire Code also requires the occupant load of an assembly space to be established and posted, and prohibits occupancy beyond the approved capacity or conditions that create life-safety hazards.

Particular attention should therefore be given to:

- Occupant load;
- Number, location and width of exits;
- Exit access and travel distance;
- Door hardware and egress;
- Accessible entrances and facilities;
- Restroom requirements;
- Electrical system capacity and compliance;
- Emergency lighting and exit signage;
- Fire protection requirements;
- Interior finishes and other assembly-occupancy requirements; and
- Any modifications required because the structure is being converted from residential to assembly occupancy.

Successful completion of the required inspections and issuance of the appropriate certificate of occupancy should be a condition of approval.

Findings and Analysis – The proposed conversion of the existing residence at 5519 Kennedy Street to a church is generally consistent with the types of uses contemplated for review in the B-1 Neighborhood Business District. The site's proximity to Dollarway Road provides reasonable access to a major transportation corridor, while the proposed rear and adjoining-lot parking arrangement has the potential to accommodate the use without relying entirely on on-street parking.

The primary concerns are the site's close relationship to an established residential area, the adequacy and layout of the proposed parking and circulation system, and the substantial change in building occupancy from a single-family residence to a congregational assembly use.

Most importantly, zoning approval alone does not establish that the existing residence is suitable for congregational occupancy. The building must be reviewed and approved under applicable building, fire, accessibility and other construction codes before it may legally operate as a church. The City specifically requires review of existing buildings proposed for new uses and issuance of the appropriate occupancy and zoning compliance approvals.

Subject to satisfactory parking/site-plan review and successful completion of all required building and fire inspections, the proposed use can be considered compatible with the B-1 district.

RECOMMENDATION

Planning staff has not received any negative comments or reasons for denial from adjoining property owners or general public in reference to this request. Based on the analysis and findings staff recommends approval of the request to convert the existing single-family residence at 5519 Kennedy Street to a church, subject to the following conditions:

1. The proposed parking areas on the adjoining vacant lot and to the rear of the structure shall be approved as part of the final site plan, including adequate parking spaces, drive aisles, ingress/egress and emergency access.
2. Parking areas shall be properly surfaced, drained and maintained in accordance with City requirements.
3. Required screening shall be provided where parking areas adjoin residential property.
4. Site lighting shall be directed and shielded to prevent unreasonable illumination of adjoining residential properties.
5. The building shall not be occupied or operated as a church until all applicable building, fire, accessibility, electrical, plumbing and mechanical requirements for the proposed assembly occupancy have been satisfied.
6. The maximum occupancy shall be established by the appropriate City inspection/fire officials and shall be posted and maintained in accordance with applicable requirements.
7. A Certificate of Occupancy and Certificate of Zoning Compliance shall be obtained prior to commencement of the church use.



Zoning Map



Ownership map



5519 Kennedy



5519 Kennedy



Vacant lot – part of proposed church site to be used for parking



Property south and across Kennedy from proposed site



Adjoining property to the north



Adjoining property to the east



Property diagonally SW from proposed site



NW corner Kennedy & Pryce – adjoining proposed site to west

Case No. _____



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: Jennerson Shawn / Tasha Marie Dillion
5519 Kennedy Ave White Hall AR 71602
 Business Location: (address or lot, block, or nearest intersection) 5519 Kennedy Ave Pine Bluff AR / White Hall AR
 Property/Parcel ID No. 930-1 12551-000
 Size of Property (acres): 0.28 Current Zoning: _____ Ward: _____

Applicant / Business Owner

Name: Jennerson Shawn / Tasha M Dillion
 Address: 5519 Kennedy Ave / 6834 Cantrell Rd #2218
 Telephone: 870 209-3122
 Email: [REDACTED]
 Fax: _____

Property Owner (Must be filled out if different)

Name: Jennerson Shawn
 Address: 3718 Wood Rd.
 Telephone: 614 368 4354
 Email: _____
 Fax: _____

Who will run the business? Jennerson Shawn / Tasha 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? Yes

Jennerson Shawn

Applicant / Business Owner Signature

Date

PROPERTY OWNER(S) / AUTHORIZED AGENT CERTIFICATION: I (We), the undersigned, hereby certify under penalty of perjury that I (we) are the owner(s) of the property that is the subject of this application and I (we) have read this application and consent to its filing. *(If signed by the authorized agent, a letter from each property owner must be provided indicating that the agent is authorized to act on his/her behalf.)*

Signature _____ Date _____

Signature _____ Date _____

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

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

Submission Deadline: _____ Expected Planning Commission Meeting Date: _____

• SEE REVERSE SIDE FOR SUBMISSION REQUIREMENTS •

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

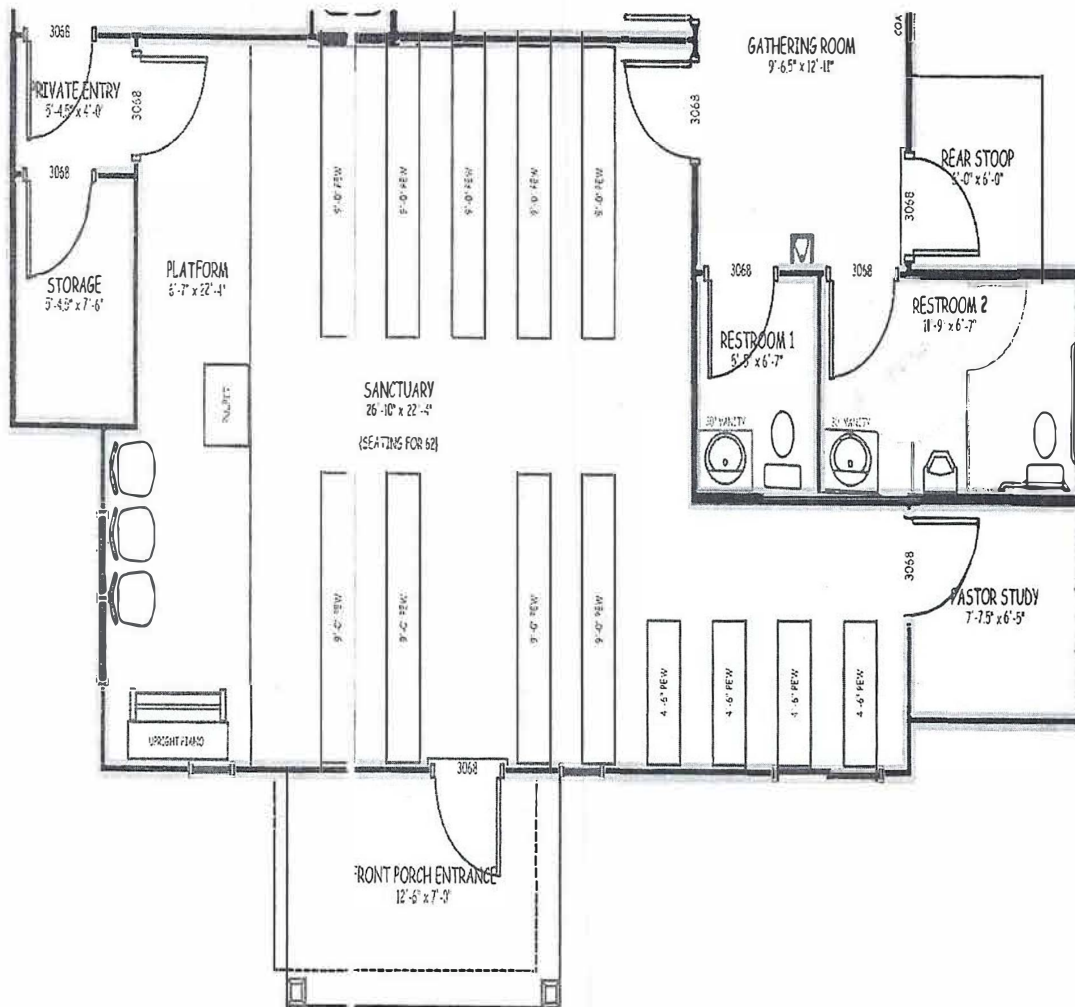
1. What is the current zone and use of the property?

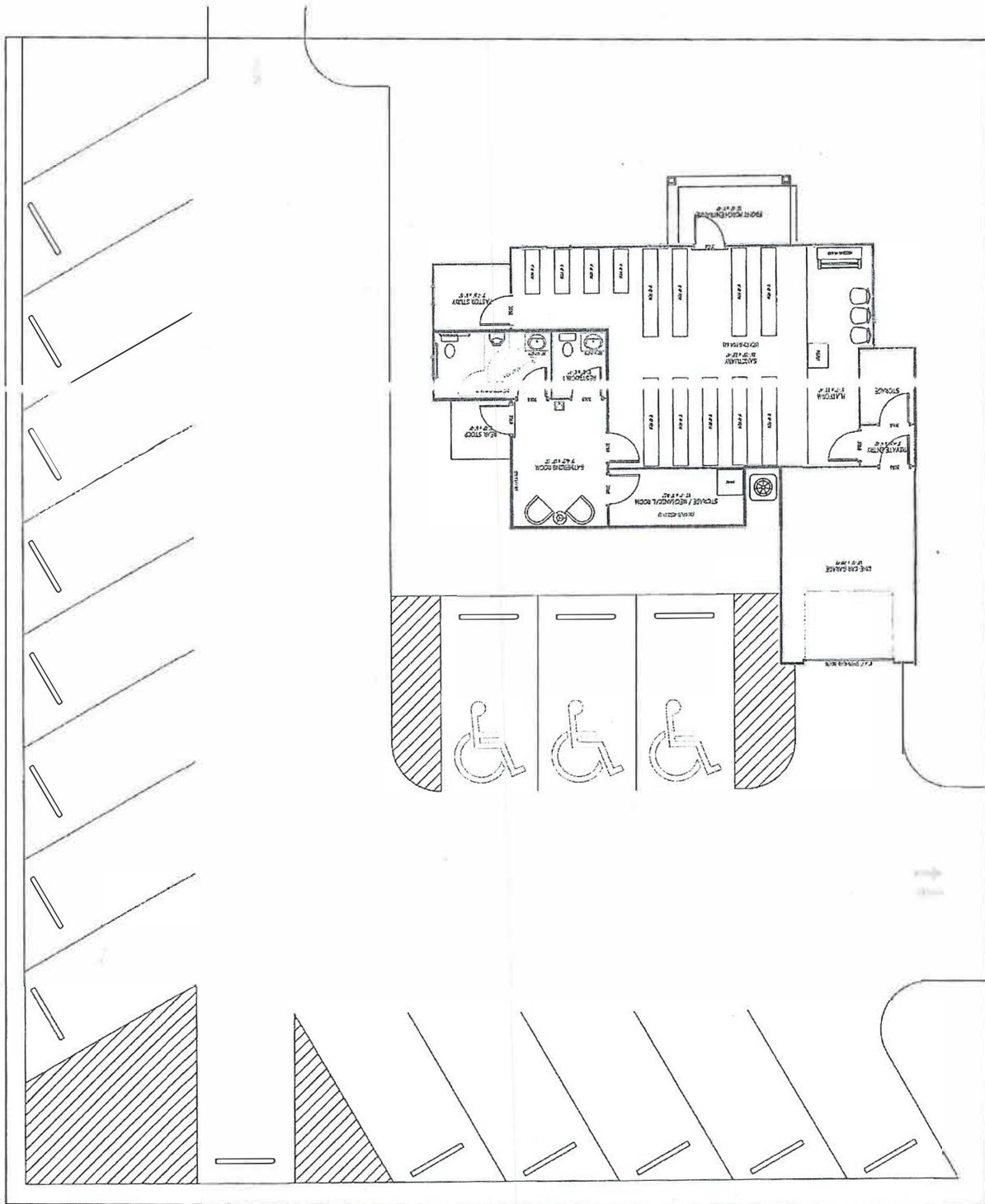
2. What is the proposed use and zone you are requesting?

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

We are Looking to turn the House into a Church to have Services in Weekly. We have hopes in Making a positive impact and help the Community in anyWay that We Can. We look to be a part of Setting Pine Bluff on the map again and drawing back more people to Come forth in a positive light.

$\frac{1}{2}$ " REBAR SET AT PROPERTY
CORNERS; UNLESS NOTED
OTHERWISE





Total: 3,000

SUBDIVISION REVIEW

**AGENDA ITEM #10
PRELIMINARY PLAT REVIEW
SEPTEMBER 29TH, 2026**

**RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION**

SUBJECT: Preliminary Plat review – Dadlani Subdivision on South Olive

APPLICANT: Anil Dadlani

ZONING AND LAND USES: R-1, Residential

ZONING:	North:	R-1, Residential	LAND USE:	North:	Wooded
	South:	R-1, Residential		South:	Single family residence
	East:	County		East:	Vacant - wooded
	West:	R-1, Residential B-3, Hwy Commercial		West:	Vacant Undeveloped

HISTORY

REVIEW COMMENTS

No action should be taken on this request.

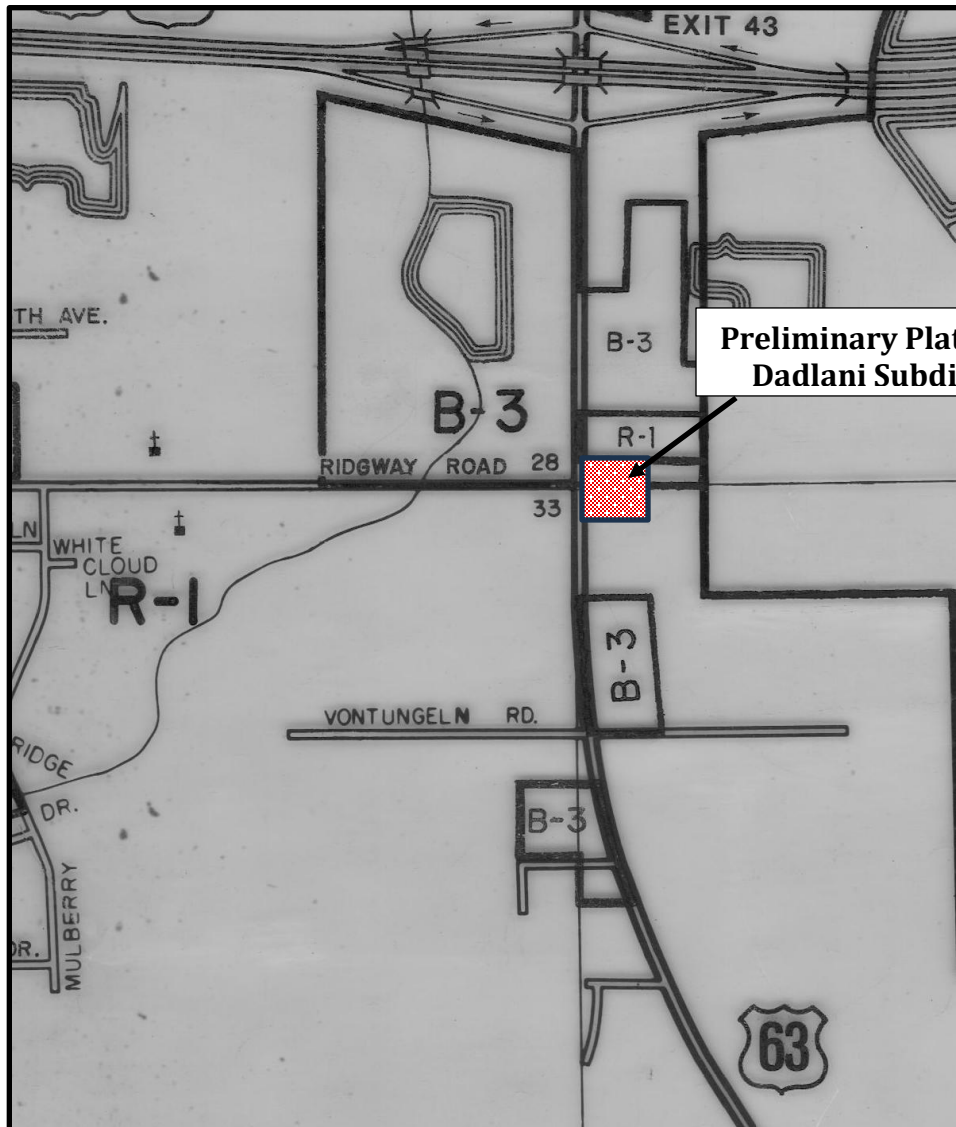
At the time of packet distribution, the submittal of a required letter requesting Preliminary Plat approval nor payment of filing fee has been confirmed.

Also, full size copies (four) of the Preliminary Plat have not been submitted as required by ordinance. Therefore staff review has not been completed.

As an FYI, I have attached a checklist of requirements that are required for Preliminary Plat review and approval.

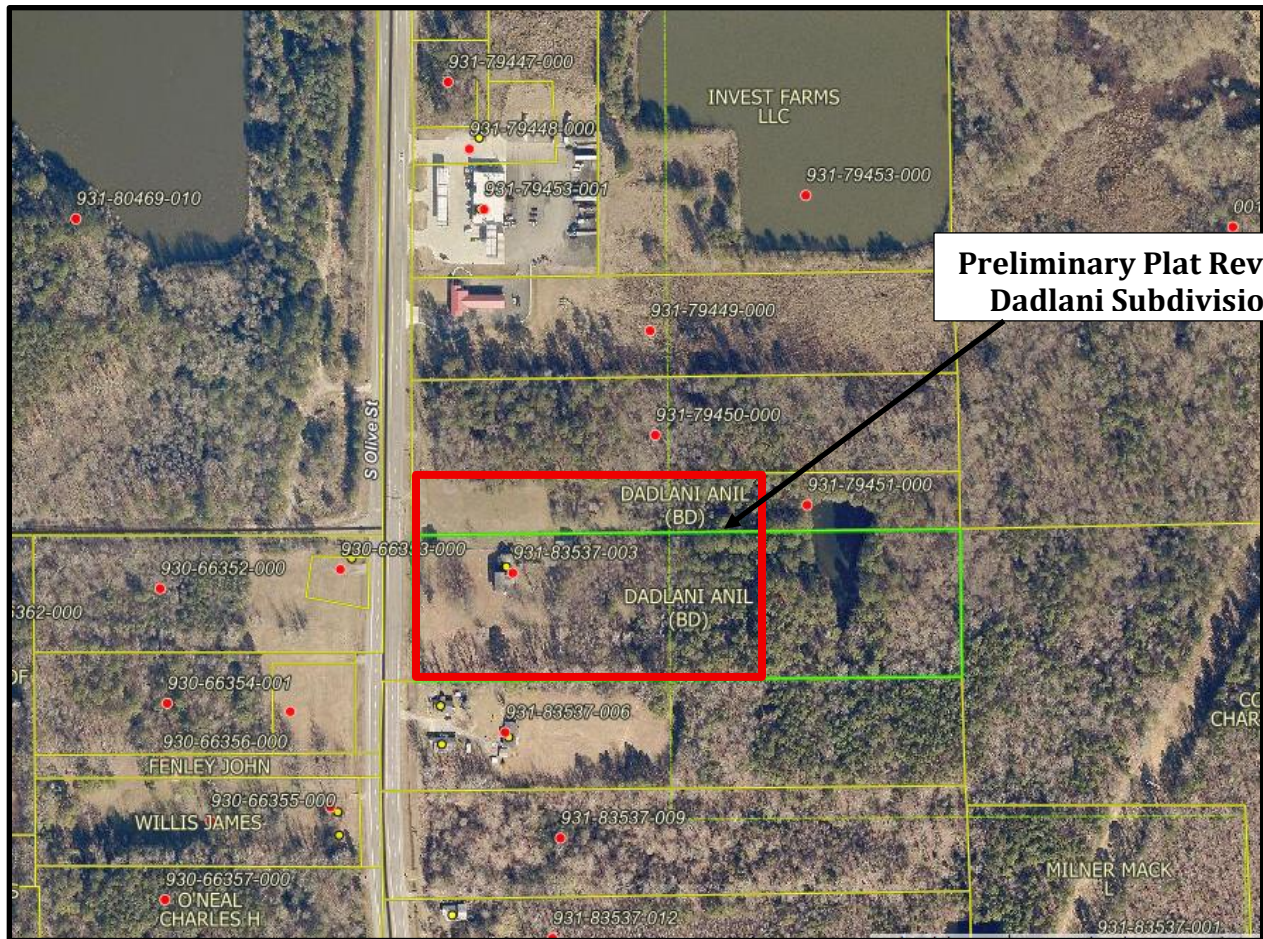
RECOMMENDATIONS

Table.



SUBDIVISION REVIEW

AGENDA ITEM #10
PRELIMINARY PLAT REVIEW
SEPTEMBER 29TH, 2026





6000-6101 Olive view



Ridgway & Olive intersection looking south



Property north of proposed subdivision



Property northwest of proposed subdivision (NW corner Olive & Ridgway)



Property south of proposed subdivision



SW corner of Ridgway and Olive

City of Pine Bluff
Subdivision Preliminary Plat filing procedures
1-1-2026

Section 25-51 Code of Ordinances

Developer must submit to the planning commission (Zoning Official serves in this capacity) an application for a certificate of preliminary plat approval which

shall consist of:

- ___ Four (4) copies of the preliminary plat and other documents as described in section 25-52 (noted below);
 - ___ A letter formally requesting consideration by the commission;
 - ___ A receipt from the city acknowledging payment of the filing fee. (Fifty dollars \$50.00 plus one dollar \$1.00 per lot. ***The plat will not be reviewed or considered in any respect until a fee has been collected.***
- Amount of fee collected: ___ Date of Completed filing: _____

Section 25-52 Code of Ordinances (Form & Content)

- ___ Shall be prepared by a qualified engineer or land surveyor.
 - ___ Accuracy of survey data must be certified by a licensed land surveyor.
 - ___ Scale of not greater than one hundred feet to the inch.
 - ___ Maximum sheet size shall be 36 inches by 48 inches.
- Whenever two or more sheets are required an index sheet showing entire subdivision layout on one sheet must be supplied.
- ___ A key map showing the tract in relation to the surrounding area.
 - ___ The name of the owner and developer.
 - ___ The name and seal of the registered land surveyor responsible for the survey and contour information on the plat.
 - ___ The title or name of the subdivision which may not be similar to that of another subdivision in the county (Zoning Official shall make this determination.
 - ___ North point
 - ___ Date
 - ___ Graphic scale
 - ___ Existing and proposed restrictive covenants and restrictions.
 - ___ The name, location and width of all existing streets, alleys, and easements within or adjacent to the proposed subdivision or within a distance of 200 feet of the proposed subdivision.

SUBDIVISION REVIEW

AGENDA ITEM #10
PRELIMINARY PLAT REVIEW
SEPTEMBER 29TH, 2026

- ___ Physical properties of the property to be subdivided, including location and size of all watercourses, ravines, bridges, culverts, existing structures, drainage area in acres draining into the subdivision. This information shall be shown on the ***contour map***.
- ___ Ground elevation with contours at vertical intervals not exceeding one foot (based on mean sea level).
- ___ Boundary survey and legal description; however, the layout of the proposed subdivision lots, blocks, and streets may be scaled dimensions.
- ___ Acreage of the subdivision
- ___ Proposed streets
 - ___ Name(s) not to be duplicated
 - ___ Width of right of ways
 - ___ Proposed pavement width
 - ___ Alley(s) including width
 - ___ Easement(s) type & width
 - ___ Storm drainage
- ___ Source of water supply
- ___ Evidence that proposed utility layouts will be provided
 - ___ Water
 - ___ Wastewater
 - ___ Electrical
 - ___ Gas
 - ___ Stormwater (Stormwater plan)
 - ___ Telephone / fiber
- ___ Typical cross section of streets
- ___ Indication of lot use (single family, multifamily, commercial, etc.)
- ___ Dimensions in feet and hundredth parts thereof, bearings, and curve data for all lot, block, street and street pavement lines.
- ___ Location & dimensions of all section line corners and government survey monuments in or near the subdivision to at least one of which the proposed subdivision shall be referenced.
- ___ Building setback lines with dimensions
- ___ Location and dimensions of proposed water lines and fire hydrants
- ___ Street sign locations
- ___ Streetlight locations

- ___ Approximate location and description of all proposed property to be dedicated or reserved for public use (expanded further in ordinance) (i.e. green space, park)
- ___ If the proposed subdivision is a portion of a tract which is larger to be subdivided in its entirety, then a tentative master plan of the entire subdivision shall be submitted with the preliminary plat (phases)
- ___ The following notice shall be place on the preliminary plat:

“Preliminary Plat for Inspection Purposes Only. In No Way Official or Approved for Record Purposes.”

- ___ The following certificates shall be placed on the preliminary plat:

1a. **Certificate of Preliminary Plat Approval**

All requirements of the Pine Bluff Subdivision Rules and Regulations relative to the preparation and submittal of a Preliminary Plat having been fulfilled, approval of this Plat is hereby granted, subject to completion of Final Plat provisions of said Rules and Regulations.

This certificate shall expire: _____.

DATE OF EXECUTION

CHAIRMAN, Pine Bluff Planning Commission - signature

or

Certificate of Preliminary Plat Approval for Minor Subdivisions and Lot Splits

1b. **Certificate of Preliminary Plat Approval**

All requirements of the Pine Bluff Subdivision Rules and Regulations relative to the preparation and submittal of a Preliminary Plat having been fulfilled, approval of this Plat is hereby granted, subject to completion of Final Plat provisions of said Rules and Regulations.

This certificate shall expire: _____.

DATE OF EXECUTION

Pine Bluff Zoning Official - signature

SUBDIVISION REVIEW

AGENDA ITEM #10
PRELIMINARY PLAT REVIEW
SEPTEMBER 29TH, 2026

2.

Preliminary Engineering Certificate

I, _____, hereby certify that this proposed Preliminary Plat correctly represents plans and specifications completed by me, or under my supervision on _____, 20__, that the boundary shown hereon corresponds with the description in the deeds cited in the above Source of Title; and that all monuments which were found or placed on the property are correctly described and located.

DATE OF EXECUTION

Registered Professional Engineer - signature
No. _____, Arkansas

3.

Preliminary Surveyor's Certificate

I, _____, hereby certify that this proposed Preliminary Plat correctly represents a survey completed by me, or under my supervision on _____, 20__, that the boundary shown hereon corresponds with the description in the deeds cited in the above Source of Title; and that all monuments found or placed on the property are correctly described and located.

DATE OF EXECUTION

Registered Land Surveyor - signature
No. _____, Arkansas

Processing – Timeline 60 days

1. Upon receipt of application the staff will check for:

- ___ Conformity to sketch plat
- ___ Conformity to master plan
- ___ Conformity to street plan
- ___ Conformity to Land Use Plan
- ___ Conformity to Zoning districts
- ___ Conformity to plans & specifications

2. Transmit the plan to the subdivision review committee

3. The subdivision review committee shall submit their recommendation to the

planning commission 5 days prior to the planning commission meeting.

4. Within *60 days after preliminary plat is formally filed* the commission shall approve, or disapprove or conditionally approve.
5. *Within 5 days of decision*, the develop shall be notified in writing of decision,

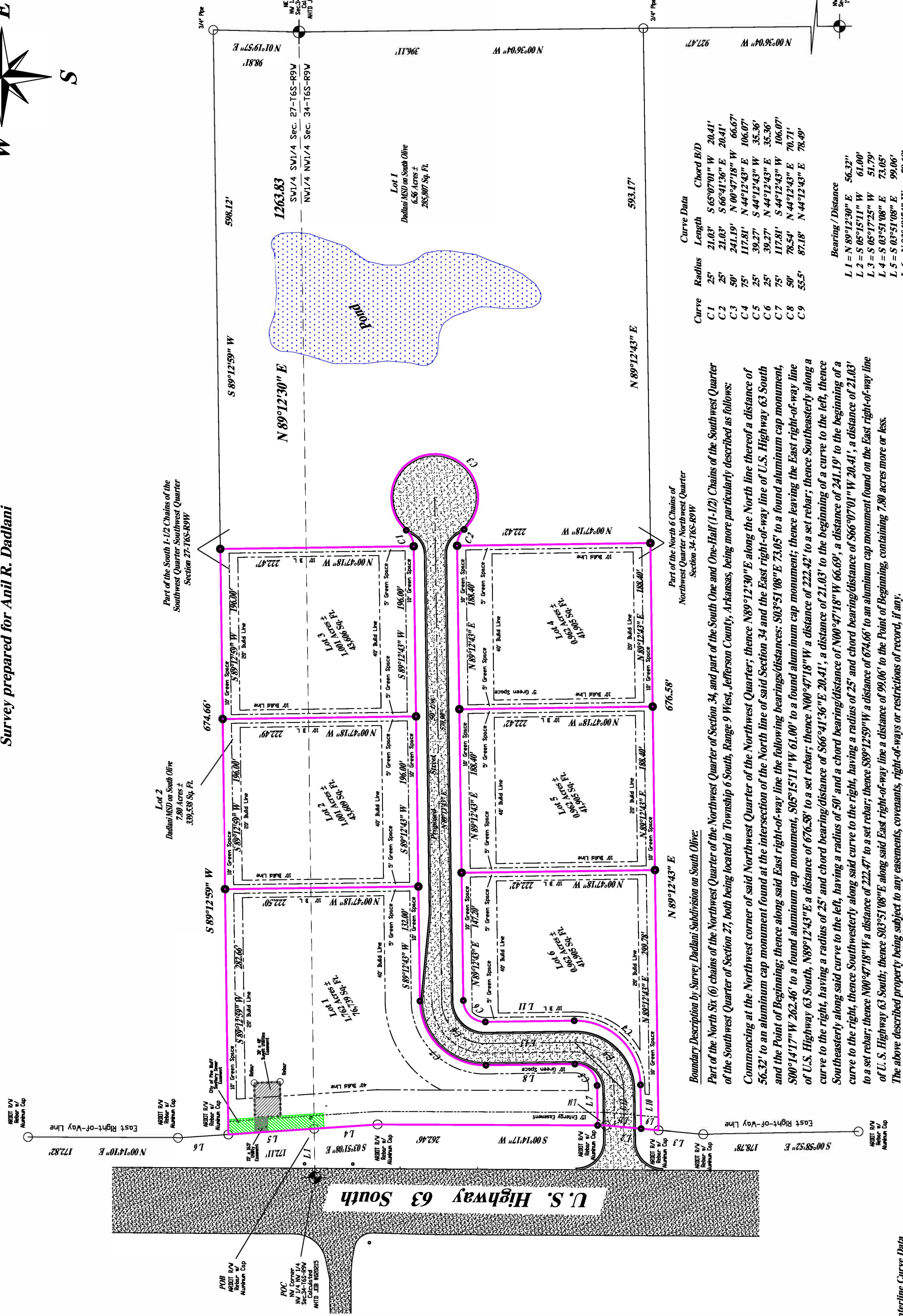
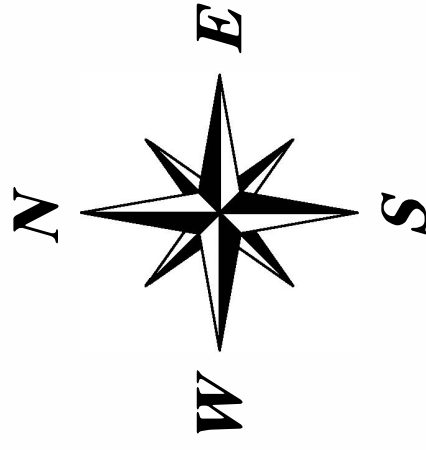
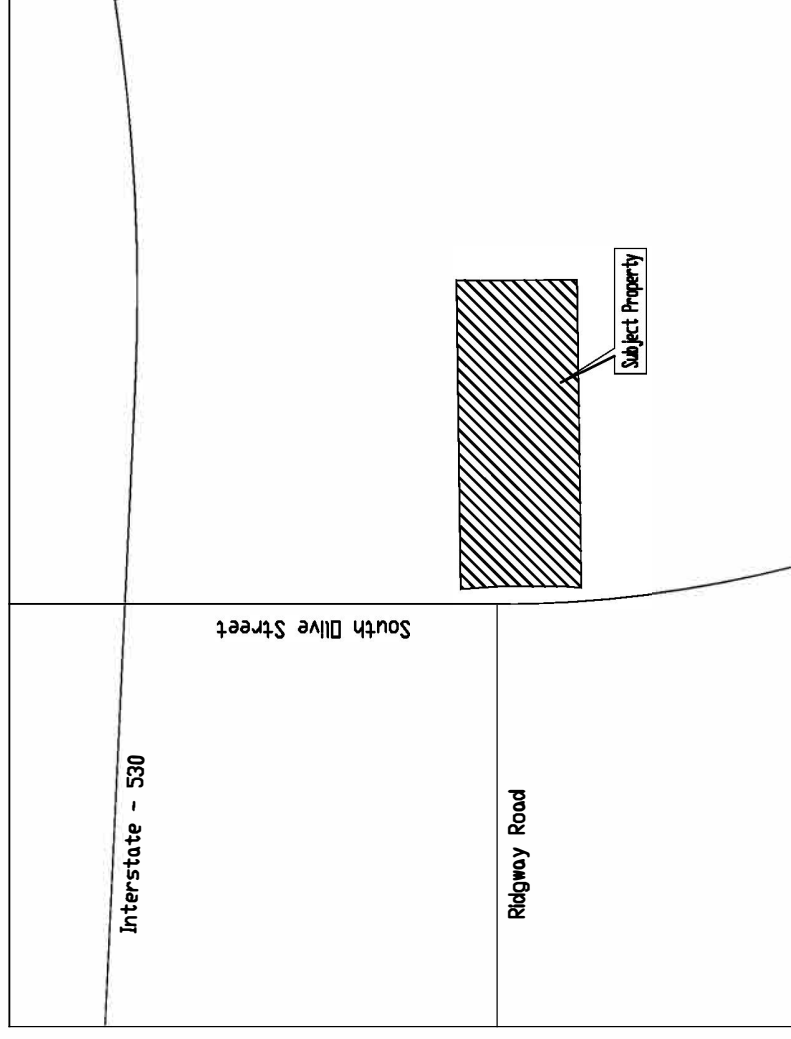
Approval of Preliminary Plans **Does Not constitute approval of water, wastewater or other utility plans.** The developer shall be responsible for obtaining approvals of these systems from the appropriate agencies and providing written approvals that engineered plans have been reviewed and approved by each utility.

Receipt by the developer of the executed preliminary plan approval is authorization to proceed with:

- 1) Installation of any improvements required as approved by agencies having authority.
- 2) Preparation of the Final Plat.

Since Planning Commission approval of Preliminary Plat allows developer approval to begin on-site construction, approval should be conditioned that “No work shall commence until all utility letters of plan approval have been submitted to the Zoning Official.”

Dadlani Subdivision on South Olive, being a subdivision of Lot Two (2) of Dadlani Minor Subdivision on South Olive, a subdivision of the North Six (6) Chains of the Northwest Quarter of Section 34 and the South One and One-Half (1-1/2) Chains of the Southwest Quarter of Section 27, both located in Township 6 South, Range 9 West, Jefferson County, Arkansas.
6101 South Olive Street, Pine Bluff, AR 71603
Survey prepared for Anil R. Dadlani



Centerline Curve Data	
Curve	Radius
C 8	50'
C 9	55.5'
50' right-of-way	
22' wide pavement	
Total centerline length: 891 ft. ±	
Proposed Street	
50' radius cut-dee	
40' radius pavement	
Centerline Bearing/Distance	
L 12	N 89°12'43" E 42.90'
L 13	N 00°37'18" W 102.42'

- Legend
- Section, 1/4, or 1/16 Marker
 - Monument Found
 - Calculated Corner
 - Point of Beginning
 - Corner Picker Symbol
 - Broken Scale
 - 5/8" Rebar Set
 - Fence
 - Point of Commencement
 - Point of Terminus



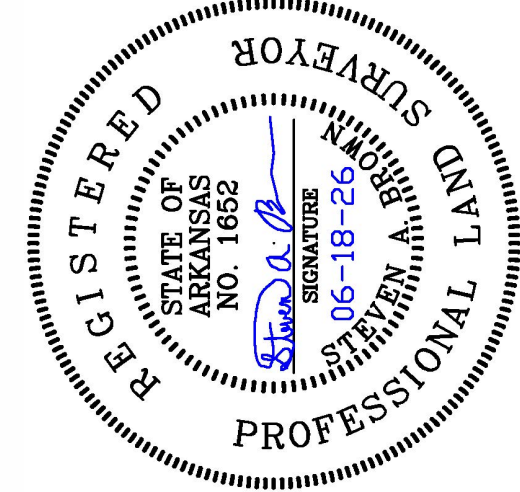
Scale: 1" = 80'

Date: 08-18-2026

Boundary Description by Survey Dadlani Subdivision on South Olive:
Part of the North Six (6) chains of the Northwest Quarter of Section 34, and part of the South One and One-Half (1-1/2) Chains of the Southwest Quarter of the Southwest Quarter of Section 27, both being located in Township 6 South, Range 9 West, Jefferson County, Arkansas, being more particularly described as follows:
Commencing at the Northwest corner of said Northwest Quarter of the Northwest Quarter; thence N89°12'30"E along the North line thereof a distance of 56.32' to an aluminum cap monument found at the intersection of the North line of said Section 34 and the East right-of-way line of U.S. Highway 63 South and the Point of Beginning; thence along said East right-of-way line the following bearings/distances: S03°51'08"E 73.05' to a found aluminum cap monument, S00°14'17"W 262.46' to a found aluminum cap monument, S05°15'11"W 61.00' to a found aluminum cap monument; thence leaving the East right-of-way line of U.S. Highway 63 South, N89°12'43"E a distance of 676.58' to a set rebar; thence N00°47'18"W a distance of 222.42' to a set rebar; thence Southeasterly along a curve to the right, having a radius of 25' and chord bearing/distance of S66°41'36"E 20.41', a distance of 21.03' to the beginning of a curve to the left, thence Southeasterly along said curve to the left, having a radius of 50' and a chord bearing/distance of N00°47'18"W 66.69', a distance of 241.19' to the beginning of a curve to the right, thence Southwesterly along said curve to the right, having a radius of 25' and chord bearing/distance of S66°41'36"E 20.41', a distance of 21.03' to a set rebar; thence N00°47'18"W a distance of 222.47' to a set rebar; thence S89°12'59"W a distance of 674.66' to an aluminum cap monument found on the East right-of-way line of U.S. Highway 63 South; thence S03°51'08"E along said East right-of-way line a distance of 99.06' to the Point of Beginning, containing 7.00 acres more or less.
The above described property being subject to any easements, covenants, right-of-ways or restrictions of record, if any.

Curve	Radius	Length	Chord B/D
C 1	25'	21.03'	S 65°07'01" W 20.41'
C 2	25'	21.03'	S 66°41'36" E 20.41'
C 3	50'	117.81'	N 00°47'18" W 66.67'
C 4	25'	39.27'	N 44°12'43" W 35.36'
C 5	25'	39.27'	N 44°12'43" W 35.36'
C 6	25'	39.27'	N 44°12'43" W 35.36'
C 7	25'	39.27'	N 44°12'43" W 35.36'
C 8	50'	78.54'	N 44°12'43" E 70.71'
C 9	55.5'	87.18'	N 44°12'43" E 78.49'

Bearing / Distance	
L 1	N 89°12'30" E 56.32'
L 2	S 05°15'11" W 61.00'
L 3	S 05°15'11" W 51.79'
L 4	S 05°15'11" W 73.05'
L 5	S 05°15'11" W 99.06'
L 6	N 03°49'54" W 58.18'
L 7	S 89°12'43" W 46.00'
L 8	S 00°47'18" E 102.42'
L 9	S 05°15'11" W 20.11'
L 10	N 89°12'43" E 50.47'
L 11	N 00°47'18" W 102.42'
L 12	S 00°14'17" W 5.34'
L 13	S 05°15'11" W 40.29'



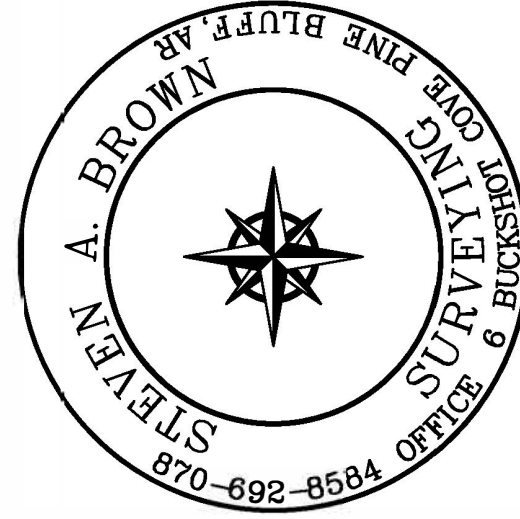
I hereby certify that the hereon plat and described survey was completed under my supervision to the best of my professional knowledge and ability.

Steven A. Brown

STEVEN A. BROWN

P. L. S. #1652

500-06S-09W-0-34-440-35-1652
500-06S-09W-0-27-330-35-1652



**RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION**

SUBJECT: Ordinance amending Section 29 regarding outside sales and displays.

APPLICANT: Mayor's office

ZONING AND LAND USES: General

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

HISTORY

7-20-2015 – Current ordinance # 6522 passed (attached)

REVIEW COMMENTS

Attached is an ordinance proposed by the mayor's office and drafted by the city attorney's office concerning the outside sales and displays. It amends the current ordinance (#6522).

Up for discussion.

RECOMMENDATIONS

1 **CITY COUNCIL OF THE CITY OF PINE BLUFF, ARKANSAS**

2
3 **ORDINANCE NO. _____**

4
5 **AN ORDINANCE AMENDING THE CHAPTER 29 OF THE CODE OF**
6 **ORDINANCES OF THE CITY OF PINE BLUFF, ARKANSAS, TO**
7 **PERMIT TEMPORARY OUTDOOR MERCHANDISE SALES AS**
8 **PART OF A TEMPORARY BAZAAR, PROMOTION, OR SALE; TO**
9 **ESTABLISH STANDARDS, PERMITTING REQUIREMENTS, AND**
10 **LIMITATIONS THEREFORE, AND FOR RELATED PURPOSES**
11

12 **WHEREAS** the City of Pine Bluff desires to support local brick-and-mortar businesses
13 by allowing limited temporary outdoor merchandise sales associated with promotional
14 events, bazaars, or special sales while protecting public health, safety, pedestrian and
15 vehicular access, and the character of commercial districts; and

16 **WHEREAS** the existing Zoning Ordinance codified in Chapter 29 of the Code of
17 Ordinances of the City of Pine Bluff, Arkansas, already regulates outdoor displays of
18 merchandise (§29-2, definition of “Outdoor displays” and related standards); and

19 **WHEREAS** it is in the public interest to expressly authorize temporary outdoor sales by
20 properly licensed brick-and-mortar establishments under clear time, location, and
21 operational limits, subject to zoning and occupational licensing requirements.

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

24 **Section 1. Purpose.** The purpose of this ordinance is to permit, under regulated
25 conditions, the temporary outdoor display and sale of merchandise by an established brick-
26 and-mortar retail or commercial business as part of a temporary bazaar, promotional event,
27 or special sale, while ensuring such activities do not impede pedestrian or vehicular traffic,
28 create safety hazards, or conflict with permanent outdoor display standards already set forth
29 in the Zoning Ordinance.

30 **Section 2. Definitions.** For purposes of this ordinance:

- 31 (a) “Brick-and-mortar store” means a permanent, fixed commercial establishment
32 operating from a building or structure in compliance with governing zoning

requirements, current city occupation license, and which regularly conducts retail sales of merchandise from that location.

(b) “Temporary outdoor merchandise sale,” “temporary bazaar,” or “promotional outdoor sale” means the short-term outdoor display and/or sale of merchandise that is regularly offered for sale inside the brick-and-mortar store, conducted on the same parcel or immediately adjacent private property under control of the business, as part of a promotional event, seasonal or special sale, or bazaar.

(c) Terms not otherwise defined herein shall have the meanings given to them in Chapter 29 of the Code of Ordinances of the City of Pine Bluff, Arkansas, including the existing definition and standards for “Outdoor displays.”

Section 3. Authorization of Temporary Outdoor Merchandise Sales.

Notwithstanding any other provision of the Code of Ordinances to the contrary, a brick-and-mortar store holding a valid city occupation license and certificate of zoning compliance may conduct temporary outdoor merchandise sales outside its principal building subject to the following requirements and limitations:

(a) Permit required. A Temporary Outdoor Sale Permit shall be obtained from the Inspection and Zoning Department prior to the commencement of any such sale. Application shall be made on a form provided by the City. No fee for the permit is required, except the applicant must be current in payment of its occupation tax to qualify for a permit. The applicant shall provide:

- (1) Name and address of the business and contact person;
- (2) Dates and hours of the proposed sale;
- (3) Description of the merchandise to be displayed/sold and a site sketch showing the location of tables, racks, tents, or displays relative to the building entrances, sidewalks, parking, drive aisles, and property lines;
- (4) Proof of current occupation license, paid current occupation tax, and zoning compliance; and
- (5) Written acknowledgment of compliance with all standards herein and with existing outdoor display regulations in Section 29-2.

1 (b) Duration and frequency.

- 2 (1) Each temporary outdoor sale may last no more than seven (7) consecutive
3 calendar days.
- 4 (2) No more than four (4) such permits shall be issued to the same business or
5 on the same parcel in any calendar year.
- 6 (3) Permits may not be issued for consecutive periods that effectively create a
7 continuous outdoor sales operation exceeding the seven-day limit.

8 (c) Location and site standards.

- 9 (1) All display and sales activity shall occur on private property under the
10 control of the brick-and-mortar business (the same parcel or immediately
11 adjacent parcel under common control). No merchandise, tables, racks,
12 tents, or other materials may be placed in the public right-of-way, on public
13 sidewalks, or in required landscape areas without separate authorization.
- 14 (2) Merchandise displayed in any walking area adjacent to the main entrance
15 shall not impede pedestrian traffic, ingress/egress, or accessibility
16 (including compliance with Americans with Disabilities Act standards).
- 17 (3) No required off-street parking spaces may be used for the display or sale
18 of merchandise.
- 19 (4) All merchandise (except large items) must be displayed on paved
20 impervious surfaces of asphalt or concrete.
- 21 (5) There shall be no display or merchandise within the first twenty (20) feet of
22 the required setback from any right-of-way or property line.
- 23 (6) Temporary tents, canopies, or similar structures shall comply with
24 applicable building and fire codes and shall not obstruct fire lanes,
25 hydrants, or emergency access.
- 26 (7) Outdoor display and sales shall occur only during the business's regular
27 hours of operation (or the hours specified on the permit, whichever is more

restrictive), except that large items impractical to relocate indoors may remain outdoors overnight if securely stored and not creating a hazard.

(d) Merchandise Limitation. This Ordinance allows the brick-and-mortar store to sell goods not otherwise stocked in the store, subject to the regulations set forth herein and other applicable provisions of Chapter 29.

(e) Compliance with existing outdoor display rules. All activity under this Ordinance remains subject to the permanent outdoor display standards already codified in the definition of “Outdoor displays” in Section 29-2 of the Code of Ordinances, except to the extent this Ordinance expressly authorizes limited temporary sales under permit.

(f) Other approvals. If the temporary sale involves food, beverages, or other regulated items, all applicable health department, Alcohol Beverage Control, or other state/local permits must be obtained. Temporary structures may require additional inspection and approval by the Inspection and Zoning Department and/or Fire Department.

Section 4. Enforcement and penalties. Violations of this Ordinance shall be enforced in accordance with Section 29-4 of the Code of Ordinances (or any general penalty provisions applicable to zoning and business regulation violations). Each day a violation continues shall constitute a separate offense. The zoning official or designee may revoke a Temporary Outdoor Sale Permit for noncompliance and may deny future permits to the same applicant for 180 days.

Section 5. Relationship to existing law. This Ordinance is intended to supplement, and not to repeal or diminish, the existing outdoor display regulations in Chapter 29. Nothing herein authorizes outdoor sales or displays beyond what is already permitted under existing outdoor display standards.

Section 6 Severability. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a court of competent

jurisdiction, such a decision shall not affect the validity of the remaining portions of this Ordinance.

Section 7. Effective date. This Ordinance shall take effect on the 31st day after its adoption.

Section 8. Publication. This Ordinance being of a general or permanent nature, the clerk will ensure it is published in accordance with Arkansas law.

PASSED AND APPROVED THIS _____ DAY OF _____, 2026.

APPROVED:

ATTEST:

MAYOR

CITY CLERK

SPONSOR:

APPROVED AS TO FORM:

CITY ATTORNEY

**CITY OF PINE BLUFF, ARKANSAS
CITY COUNCIL**

ORDINANCE NO. 6522

**AN ORDINANCE AMENDING SECTION 29-2 OF THE CODE OF ORDINANCES
FOR THE CITY OF PINE BLUFF, REGARDING OUTDOOR DISPLAYS OF MERCHANDISE**

1 **WHEREAS**, the City of Pine Bluff has adopted Section 29 of the Code of Ordinances the
2 "Zoning Code of Pine Bluff, Arkansas" to guide the management of the development of the
3 community to promote the on-going general health, safety, and welfare of the City of Pine
4 Bluff; and

5 **WHEREAS**, because there are no parameters regulating the display of merchandise for
6 sale outside of licensed businesses in the Zoning Code; and

7 **WHEREAS**, the Pine Bluff Planning Commission has reviewed and approved the
8 proposed definitions and regulations for the display of merchandise for sale outside of licensed
9 businesses to be added to the Code of Ordinances for the City of Pine Bluff.

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

12 **Section 1.** That Section 29-2 of the Code of Ordinances of the City of Pine Bluff should
13 be amended to add the following definitions and subsections for businesses to regulate the
14 outdoor display and sale of merchandises:

15 Definitions:

16 Outdoor Displays shall mean merchandise displayed by a business owner/manager in an
17 effort to attract potential customers to patronize his/her business.

(1) Merchandise displayed in the walking area adjacent to the main entrance of the store shall not impede pedestrian traffic along the walkway or ingress and egress from the business.

(2) No required off-street parking spaces may be used for the display or sale of merchandise.

(3) All merchandise, except for large items such as, but not limited to all-terrain vehicles, lawn tractors, farm implements, and watercraft specifically designed for off-pavement use, must be displayed on paved impervious surfaces of asphalt or concrete.

(4) There shall be no display of merchandise within the first 20 feet of the required setback from any right-of-way or property line.

(5) Outdoor merchandise display shall only be permitted during the business' hours of operation, with the exception of larger items impractical to relocate indoors.

(6) Any business operating with a legal business license and Certificate of Occupancy permitting the outdoor display and sale of merchandise at the time this ordinance is adopted shall be considered in compliance with this ordinance; however, any additional outdoor display and sale of merchandise must be in compliance with this ordinance.

(7) Business owners/managers in violation of this subsection shall be fined in accordance with Section 29-4 of the City of Pine Bluff Code of Ordinances.

Section 2. All ordinances, resolutions, bylaws, and other matters in conflict with

this Ordinance are hereby repealed to the extent of such conflict.

1 **Section 3.**

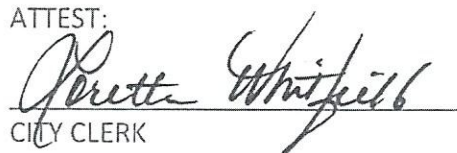
2 In the event any section, subsection, subdivision, paragraph,
3 subparagraph, item, sentence, clause, phrase, or word of this ordinance is declared or adjudged
4 to be invalid or unconstitutional, such declaration or adjudication shall not affect the remaining
5 provisions of this ordinance, as if such invalid or unconstitutional provision was not originally a
6 part of this ordinance.

7 **Section 4.**

8 This Ordinance being of a general or permanent nature, the Clerk shall
9 cause it to be published in accordance with Arkansas Law.

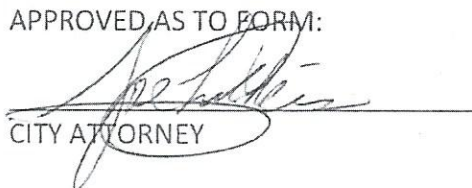
10 **PASSED AND APPROVED THIS 20 DAY OF JULY, 2015.**

11 ATTEST:

12 
13 CITY CLERK

14 
15 MAYOR

16 APPROVED AS TO FORM:

17 
18 CITY ATTORNEY

19 
20 SPONSOR