CITY OF PINE BLUFF

BOARD OF ZONING ADJUSTMENT

NOVEMBER 24TH, 2026 4:00 p.m.
City Hall Council Chambers
200 E. 8th Avenue



AGENDA

CALL TO ORDER

CONSIDERATION OF MINUTES: None

OLD BUSINESS: NONE

NEW BUSINESS:

1. Variance request to remove and replace a non-conforming fence in the front yard at 47 E. Southern Pine Drive. The property is zoned R-1, Residential.

Adjourn to Planning Commission Meeting

RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION

SUBJECT: Variance request to remove and replace a non-conforming fence in the front yard at 47 E. Southern Pine Drive. The property is zoned R-1, Residential.

APPLICANT: Anita Jefferson Sain

ZONING AND LAND USES: R-1, Residential

ZONING:	North:	R-1, Residential	LAND USE:	North:	SF Residence
	South:	R-1, Residential		South:	SF Residence Golf course
	East:	R-1, Residential		East:	SF Residence
	West:	R-1, Residential		West:	SF Residence

History

The following requests may or may not be similar in scope and conditions:
6-29-21 3603 E. Greenway - 6-foot privacy fence in front yard R-1 - Denied
1-29-19 4814 W. Barraque - allow height increase in front yard I-3 - Approved
3-27-18 49 Dixie Court - allow 6-foot privacy fence front yard R-1 – Denied
9-26-17 4208 Camden Rd – allow taller fence in front yard B-3 – Approved
6-27-17 12 Malcomb - allow privacy slats in front yard fence R-1 - Approved

REVIEW

Background and request: The applicant is requesting a variance to replace an existing combination rock and wood fence located along the front of the property at 47 E. Southern Pine Drive. The property is zoned R-1, Residential. The existing fence consists of a rock masonry base approximately three feet in height, with an additional two to two-and-one-half feet of wooden vertical posts and horizontal rails constructed on top. The combined structure has an approximate overall height of five to five-and-one-half feet.
The wooden portion of the fence has become weathered, worn, and damaged in multiple locations and is in need of replacement. Although the fence maintains a generally uniform height along the frontage, the natural grade varies, causing the overall elevation of the fence to rise and fall with the terrain.
The applicant proposes to replace the existing fence while retaining a similar combination rock and wood appearance and a height exceeding the maximum

allowed by the zoning ordinance. The request is therefore for relief from the residential front-yard fence height restriction.

Site and Surrounding Area: The property is located along E. Southern Pine Drive in an established residential area and is zoned R-1, Residential. The existing combination fence extends along the front of the property and is positioned away from the edge of the street. Based on the information provided, the fence is located approximately 17 feet from the edge of the street and approximately 10 feet from what appears to be the public right-of-way and existing utility lines.

The existing rock base provides a substantial visual barrier along the frontage, while the wooden portion provides additional height and separation from the street. The proposed replacement would maintain the general character and configuration of the existing fence rather than introduce an entirely different type of fencing. The actual property line and right-of-way boundary should be verified before replacement construction begins.

Zoning and Land Use Considerations: The City's fence regulations establish requirements for fence materials, construction, placement, height, and visibility.
Applicable provisions include:

- Front-yard fences in residential districts must be constructed of approved materials and maintain an ornamental, generally open design.
- Fences and walls located within the front yard extending across the full width of the lot between the street frontage and the required front-yard setback shall not exceed 42 inches in height.
- Posts and decorative finials may add no more than six inches to the total height, establishing a maximum overall height of 48 inches.
- Fences and walls must be constructed in a substantial and workmanlike manner and maintained in an upright condition with a neat, clean, and finished appearance.
- Fences and walls must comply with the City's intersection visibility requirements.
- A fence or wall may not be located within one foot of a sidewalk.

The existing combination structure, at approximately five to five-and-one-half feet in overall height, exceeds the maximum permitted front-yard fence height. Replacement at a similar height would therefore require approval of a variance.

A fence permit and applicable site plan are also required for replacement or reconstruction.

Site Operational Impacts: The existing fence represents an established improvement to the property and is not a newly proposed fence installation. The primary reason for the request appears to be the deteriorated condition of the wooden portion, which has become weathered and damaged and requires replacement.

The existing rock base is approximately three feet high, meaning that even if the wooden portion were removed, the remaining masonry structure would exceed the allowable front-yard fence height. Consequently, simply replacing the wooden portion with a fence that complies with the 48-inch maximum would require a substantial alteration or reduction of the existing rock base. The Board should consider whether the existing combination fence represents a reasonable site condition that warrants relief from the height restriction, particularly if the applicant intends to retain the existing masonry base and replace only the deteriorated wooden portion.

However, the existing height and configuration do not automatically establish a hardship or entitlement to a variance. The Board should determine whether the circumstances are unique to the property and whether strict application of the ordinance would create an unnecessary hardship rather than merely require the applicant to modify the existing fence to comply with current regulations.

The proposed replacement should also maintain an appropriate appearance and construction quality. The use of new materials, consistent design, and proper structural attachment to the existing rock base would help ensure that the replacement improves rather than detracts from the property's appearance and the surrounding residential area.

Visibility at Intersection - The property's location near the intersection of E. Southern Pine Drive and W. 46th Avenue requires consideration of traffic visibility and potential obstructions to motorists and pedestrians. Based on the available site information and observations, the existing fence does not appear to interfere with visibility at the intersection. No apparent obstruction of the sight lines for vehicles entering or exiting the intersection has been identified.

Although the proposed replacement would maintain a height greater than normally permitted, the Board should consider whether the existing fence location and proposed replacement would create any additional visibility concerns. Approval of the variance should not be interpreted as permission to obstruct the intersection visibility area or create a traffic safety hazard. The replacement fence must remain in compliance with the applicable intersection visibility provisions of Chapter 24, Article V, and Section 29-138 of the zoning ordinance.

Findings and Analysis: The Board should consider the following factors in evaluating the variance request:

1. Unique circumstances: The existing combination fence includes a substantial rock base that is approximately three feet tall. The deteriorated wooden portion requires replacement, and reducing the overall structure to comply with the height restriction would require modification of the existing masonry base.

2. Unnecessary hardship: The existing configuration presents a practical difficulty in replacing the damaged wooden portion without substantially altering the existing rock structure. However, the Board must determine whether this circumstance constitutes a hardship under the variance criteria rather than simply a preference to retain the existing height.

3. Effect on surrounding properties: Retaining the general appearance and configuration of the existing fence should not substantially change the character of the surrounding residential area, provided the replacement is constructed uniformly and maintained in good condition.

4. Public safety and visibility: The existing fence does not appear to obstruct visibility at the intersection of E. Southern Pine Drive and W. 46th Avenue. The replacement should not create additional visibility or traffic safety concerns.

5. Minimum relief necessary: The Board should consider whether allowing the replacement at approximately the existing height is the minimum relief necessary to accommodate the applicant's request. The final approved height should be specifically established rather than allowing an unspecified height exceeding the ordinance.

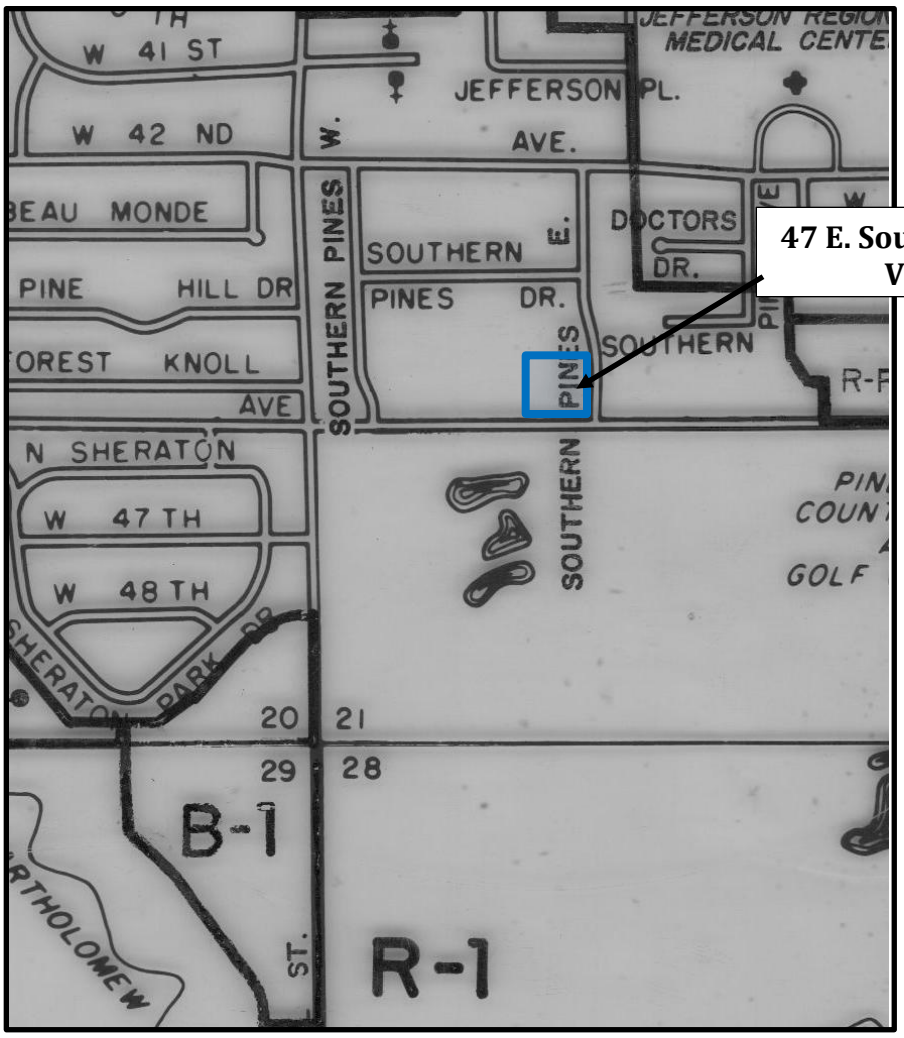
RECOMMENDATION

The existing rock base, the expense and difficulty associated with modifying that structure, and the absence of an apparent intersection visibility problem provide considerations in favor of granting relief. The fact that an existing

fence is deteriorated and expensive to modify does not, by itself, establish the legal basis for a variance. The Board should determine whether the property's particular physical circumstances satisfy all applicable variance requirements.

Planning staff recommends that the board should consider approval of the variance to allow replacement of the existing combination rock and wood fence at a height exceeding the 48-inch front-yard maximum, subject to the following conditions:

1. The replacement fence shall not exceed the requested approximate overall height of 54 inches (based on drawing submitted) and maintain the approximate 50 percent opacity .
2. The replacement shall maintain a uniform, finished appearance and be constructed using new materials in a substantial and workmanlike manner.
3. The fence shall not obstruct intersection visibility at E. Southern Pine Drive and W. 46th Avenue.
4. The applicant shall verify the property and right-of-way boundaries and ensure that the replacement does not improperly encroach upon public right-of-way or interfere with utility facilities.
5. All applicable fence permit and construction requirements shall be satisfied.


47 E. Southern Pine Dr.
Variance
W 41 ST
W 42 ND
JEFFERSON PL.
AVE.
W.
SOUTHERN PINES
E.
SOUTHERN
PINES DR.
DOCTORS
DR.
SOUTHERN
PINES
BEAU MONDE
PINE HILL DR
FOREST KNOLL
AVE
N SHERATON
W 47 TH
W 48 TH
SHERATON PARK
SOUTHERN
GOLF
20
21
29
28
B-1
R-1
ST.
BARTHOLOMEW

Zoning Map



Ownership map



Green dots represent single family residences




2


3


Damaged fence section
4


5


6



View from E. Southern Pine down W. 46th



Adjoining property west side



Property adjoining but east across E. Southern Pine Drive



View east down W. 46th – south side Country Club fence



Residence south and across W.46th Avenue



Residence south and across W.46th Avenue

Case No. _____

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: 47 E Southern Pines Dr Pine Bluff AR 71603
Legal Description: Part of lot 6 of NW Quarter of SW Quarter sec 21 Township 6 0.00
Size of Property (acres): .50 Current Zoning: R-1 Ward: 2
Variance Requested: Relief from 30 foot setback for stone wall fence - top repair
Reason for Request: Existing stone wall Fence does not meet 30 foot set back requirement. Top of fence needs repair.

Applicant / Agent
Name: _____
Address: _____
_____
Telephone: _____
Email: _____
Fax: _____

Property Owner *(Must be filled out if different)*
Name: Anita Jefferson Sain
Address: 47 E Southern Pines Dr
Pine Bluff, AR 71603
Telephone: 678-772-9780
Email: [redacted]
Fax: _____

Additional information/comments: _____

_____

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.)*

_____	Anita Jefferson Sain 10/30/26
Signature Date	Signature Date
_____	Anita Jefferson Sain
Printed Name	Printed Name
Owner _____ or *Authorized Agent* _____ (Check one)	*Owner* ✓ or *Authorized Agent* _____ (Check one)

Submission Deadline: _____ Expected Planning Commission Meeting Date: 11/2026

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

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

10/30/2026

Request for Fence Setback Variance
Property: 47 E Southern Pines Drive, Pine Bluff, Arkansas

Dear Members of the City of Pine Bluff Board of Zoning:

I respectfully request a variance from the 30-foot setback requirement to retain the existing stone wall fence at my property and replace its deteriorated wooden top. This request concerns rehabilitation of an existing fence in its current location.

The stone wall is approximately three feet tall and currently supports a two-foot pine fence top. The wooden portion has become dilapidated and detracts from the appearance of the property and surrounding neighborhood. I propose removing the deteriorated pine and replacing it with cedar boards designed to complement the home's mid-century modern architecture.

The replacement wooden top will range from 24 to 30 inches in height. The proposed typical height is 27.5 inches, bringing the combined wall and fence height to approximately 63.5 inches, with a maximum overall height of 66 inches. The wooden portion will be approximately 50 percent opaque, providing an open design that maintains visibility. To my knowledge, neither the existing fence nor the proposed replacement creates a public safety hazard or obstructs traffic or pedestrian sight lines.

Removing or relocating the existing stone wall to meet the setback would impose a substantial financial hardship and eliminate an architectural feature integral to the property's mid-century modern character. Retaining the wall and replacing only the deteriorated wooden portion would preserve that character while correcting an unsightly condition and improving the neighborhood's appearance.

For these reasons, I respectfully request approval to retain the stone wall in its existing location and replace the wooden fence top as described. Thank you for your time and consideration.

Respectfully,

Anita Jefferson Sain
47 E Southern Pines Drive
Pine Bluff, Arkansas
Phone: 678-772-9780

[redacted]

American Land Title Association

ALTA Settlement Statement - Combined
Adopted 05-01-2015

File Number:	20194350	**Commerce Title & Closing Services, LLC**
Print Date & Time:	9/4/2019 3:07 PM	**1901 Napa Valley Drive, Suite 10**
Escrow Officer:	Josh Armstrong	**Little Rock, AR 72212**
Settlement Location:	1901 Napa Valley Drive, Suite 10 Little Rock, AR 72212	

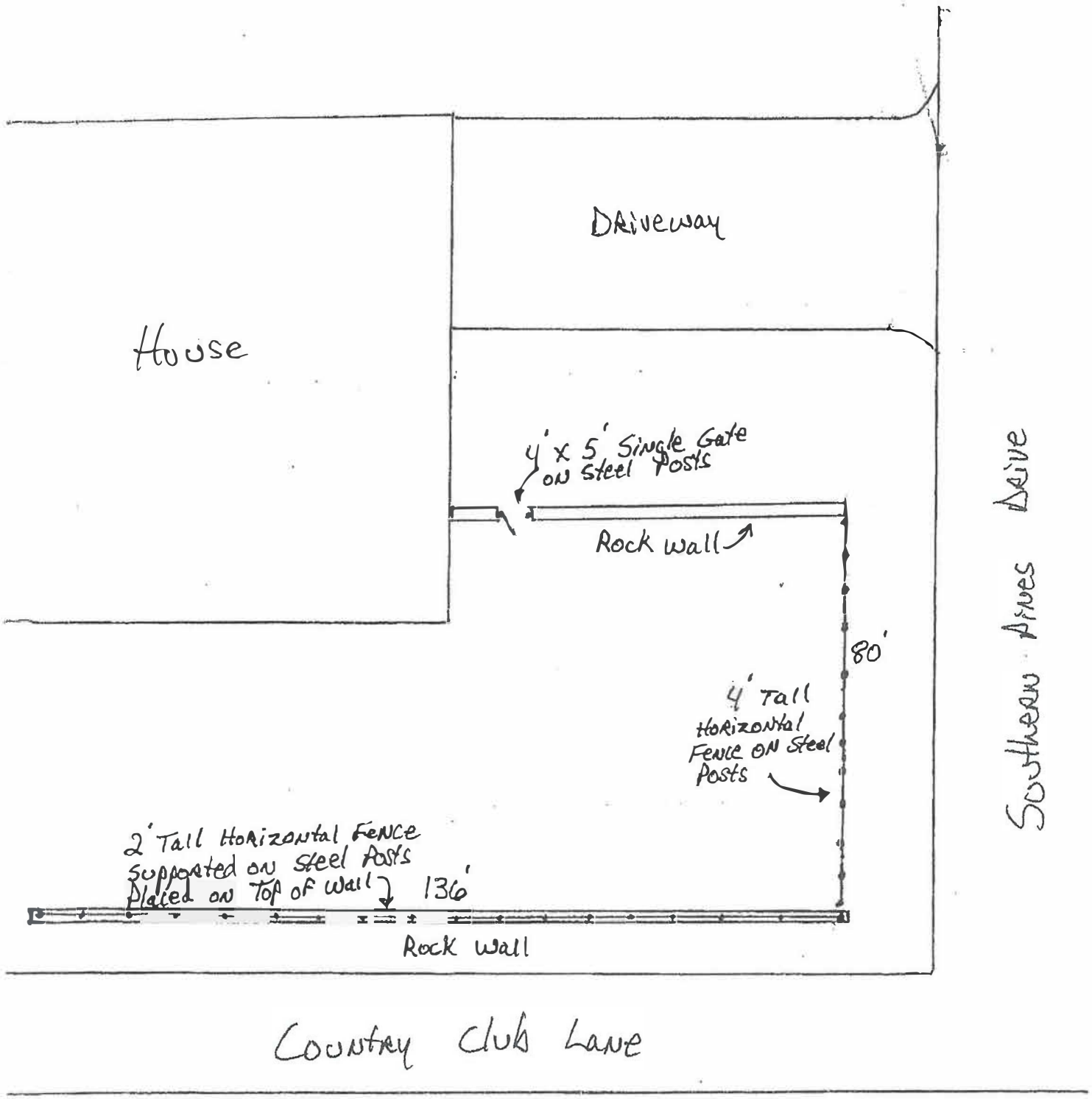
Property Address:	SEC 21 TWP 6 S RNG 09 W, Jefferson County, Arkansas
	931-75104-000
	47 E Southern Pines Dr. Pine Bluff, Arkansas 71603
Buyer:	Anita Sain - 431 Oakwood Rd, White Hall, AR 71602
Seller:	Lee Hardin - 47 E Southern Pines Dr, Pine Bluff, AR 71603
Lender:	Navy Federal Credit Union - 5505 Heritage Oaks Drive, Pensacola, FL 32526

Settlement Date:	9/06/2019
Disbursement Date:	9/06/2019
Additional dates per state requirements:	9/06/2019

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Financial		
		Prorations/Adjustments		
		Loan Charges to Navy Federal Credit Union		
		Other Loan Charges		
		Impounds		
		Title Charges & Escrow/Settlement Charges		

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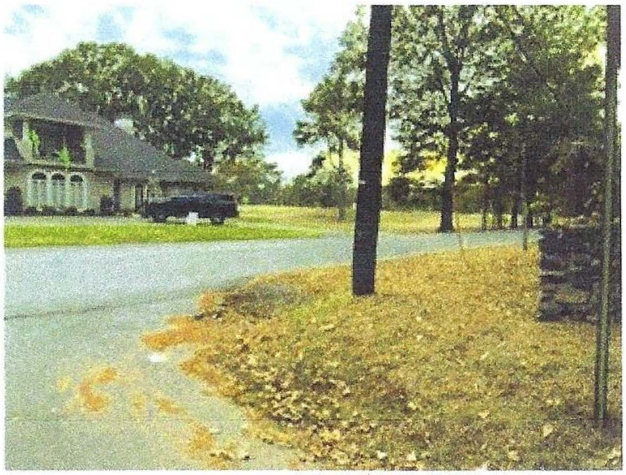
2X4 Cap Board
1X2 TRIM
2X6 Face Board (Framing For Pickets)
1X4 Board
2 3/8 SS40 Post
24" to 30"
1" Gap
Simpson Strong tie
Rock Wall
24" Approximate


Driveway
House
4' x 5' Single Gate on Steel Posts
Rock wall
80'
4' Tall Horizontal Fence on Steel Posts
2' Tall Horizontal Fence supported on steel Posts Placed on Top of wall
136'
Rock Wall
Southern Pines Drive
Country Club Lane

Mail body: Pictures



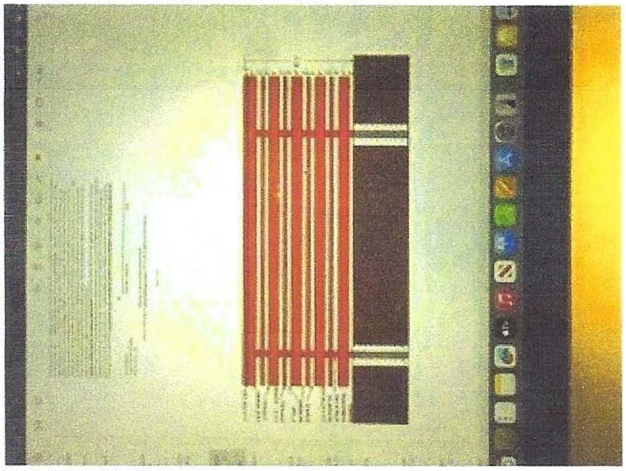
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Mail body: Pictures







realtor.com

CITY OF PINE BLUFF
PLANNING COMMISSION
NOVEMBER 24TH, 2026 4:00 p.m.
City Hall Council Chambers
200 E. 8th Avenue



AGENDA

CALL TO ORDER

CONSIDERATION OF MINUTES: **October 27th meeting**

OLD BUSINESS: None

NEW BUSINESS:

1. Request to rezone approximately 6.9 acres from R-3, Residential to RMF-18, Residential Multifamily within the 5800 block of W. Barraque Street (east of the southeast corner of W. Barraque Street and S. Bryant Street.
2. Use Permit on Review request to establish a tire recycling center at 3131 S. Olive in an I-1, Industrial zone.
3. Use Permit on Review request to establish a rooming house for veterans and independent living individuals at 3004 W. 15th Avenue within a R-4, Residential zone.
4. Use Permit on Review request to place a manufactured home within an R-3, Residential at 1715 S. Missouri.
5. Proposed ordinance permitting shipping containers as building and storage structures and establishing procedures for permitting, location and other purposes.

DISCUSSION: None

COMMITTEE REPORTS: None

ADJOURNMENT

Next meeting scheduled for January 26th, 2027 Agendas can be found online at www.searpc.com . Click on the calendar date of the meeting.

REZONE

AGENDA ITEM #1
5800 BLOCK OF BARRAQUE STREET
NOVEMBER 24TH, 2026

RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION

SUBJECT: Request to rezone approximately 6.9 acres from R-3, Residential to RMF-18, Residential Multifamily within the 5800 block of W. Barraque Street (east of the southeast corner of W. Barraque Street and S. Bryant Street.

APPLICANT: Richard Taylor – Nelson Architectural Group, Inc.
Crossroads Community Development Corporation

ZONING AND LAND USES: R-3, Residential

ZONING:	North:	R-1, Residential	LAND USE:	North:	S.F. Residences & Vacant prop.
	South:	R-4, Residential		South:	Duplexes & Mobile home
	East:	R-3, Residential		East:	Vacant / wooded
	West:	R-1, Residential		West:	Vacant-Wooded / Rick's One-stop

HISTORY

8-25-2026 104 N. Bryant - Rezone R-1 to B-4 Approved
2-27-2024 315 N. Bryant - Rezone R-1 to R-3 Approved

REVIEW COMMENTS

Draft a Pine Bluff planning commission review for a request to rezone approximately 6.59 acres from R-1, Residential to Residential Multifamily -18, RMF-18 up to 18 units per acre. The property was part of a large 1985 annexation and sits east of the southeast corner of Bryant and Barraque Streets. Bryant Street is a Major Collector and Bryant is a Minor Arterial in Pine Bluff, Arkansas. The area in question is approximately ¼ of the larger 31-acre site. It is wooded and undeveloped. Three single family residences are located north of the site across Barraque while multiple duplexes are located south of the site on W. 2nd. A large portion of the tract adjoins to the east and is intended as a single-family development at a future date. The development will include 58 apartments. Include background and request, site & surrounding area, applicable ordinance provisions, consideration of the city's 2022 comprehensive plan, site analysis and design with a condensed findings / analysis and condensed recommendation.

Background and Request - The applicant is requesting to rezone approximately 6.59 acres from R-1, Residential to RMF-18, Residential Multifamily – 18 Units per Acre, to allow development of a multifamily residential complex consisting of 58 apartment units.

The property was included as part of a larger annexation into the City of Pine Bluff in 1985. The subject property represents approximately one-fourth of a larger 31-acre tract and is currently wooded and undeveloped. The proposed rezoning is intended to accommodate a higher-density residential development within an area that contains a mixture of existing residential development and larger undeveloped tracts. The remaining property to the east is intended for future single-family residential development.

The proposed 58-unit development would result in an approximate density of 8.8 dwelling units per acre, which is below the maximum density of 18 dwelling units per acre allowed under the requested zoning classification.

Site & Surrounding Area - The subject property is located east of the southeast corner of Bryant and Barraque Streets. The property is wooded, undeveloped, and part of a larger tract that has remained largely undeveloped since its annexation into the city.

The surrounding area consists primarily of residential uses, with varying housing types and development patterns.

- North: Three existing single-family residences are located across Barraque Street.
- South: Multiple duplex residential structures are located along West 2nd Avenue.
- East: A substantial portion of the remaining larger tract adjoins the subject property and is intended for future single-family residential development.
- West: Bryant Street and the surrounding area contain a convenience store and residential uses farther west.

Bryant Street serves as a major collector, while the adjoining Barraque Street serves as a minor collector street and provides access and connectivity to other portions of the city. The property's location near streets serving a higher level of traffic movement provides an opportunity for residential development at a greater density than would typically be appropriate within the interior of an established single-family neighborhood.

The presence of both single-family residences and duplexes in the immediate vicinity indicates that the surrounding area is not exclusively characterized by detached single-family development.

Applicable Ordinance Provisions - The city's zoning ordinance establishes the R-MF districts for the primary purpose of accommodating multifamily residential development at varying densities. The appropriate density is determined by consideration of existing land-use policies, adjacent uses, area development patterns, traffic generation, and the city's land-use plans.

RMF-18 is intended to accommodate multifamily residential development at a maximum density of 18 dwelling units per acre. Multifamily residential development is a permitted use within this zoning classification.

Proposed amendments to the zoning ordinance, including changes to zoning district boundaries, are submitted to the Planning Commission for public hearing, review, and recommendation to the City Council. In considering the request, the Commission should evaluate the compatibility of the proposed zoning classification with surrounding land uses, the suitability of the property for the proposed density, access and transportation considerations, and consistency with the city's adopted comprehensive planning policies.

Consideration of the City's 2022 Comprehensive Plan - The City's 2022 Comprehensive Plan emphasizes coordinated land-use planning, appropriate residential development, neighborhood compatibility, and making effective use of available land and infrastructure. The proposed rezoning should be evaluated in the context of the following planning considerations:

- Housing diversity: The proposed apartment development would add a multifamily housing option to an area containing both single-family and duplex residences.
- Residential growth: Development of an undeveloped tract within the city provides an opportunity to accommodate additional housing without extending development into areas beyond the existing urbanized area.
- Land-use compatibility: Multifamily development can be appropriate near collector and arterial streets, provided that the site is properly designed to minimize impacts on adjoining lower-density residential development.
- Neighborhood development: The proposed development should complement, rather than compromise, the intended future single-family development on the adjoining property to the east.

- Transportation and infrastructure: The location should be evaluated for its ability to accommodate additional residential traffic and provide adequate access, utilities, drainage, and public services.

The proposed development appears generally consistent with the Comprehensive Plan's broader objectives of providing housing opportunities and encouraging appropriate development of available property.

Design Considerations - The proposed 58-unit apartment development would establish a residential density of approximately 8.8 dwelling units per acre. This is substantially below the maximum density permitted under the requested RMF-18 classification. The proposed density is also more moderate than the maximum development potential associated with the requested zoning.

Several site and development considerations should be addressed as the project advances:
> Density and Residential Compatibility: Although the proposed density is below the maximum allowed, the development would introduce a different housing type and greater residential concentration than the existing single-family residences to the north and the planned single-family development to the east. Appropriate building placement, setbacks, landscaping, and buffering should be incorporated to provide a reasonable transition between the different residential densities.
> Transportation and Access: The property's location near Bryant Street provides an opportunity for access to a street serving a higher level of traffic movement. The proposed development will generate additional vehicle trips, and access locations should be evaluated to minimize conflicts with existing traffic and surrounding residential streets. Adequacy of street capacity, driveway design, and emergency vehicle access should be considered during site plan review.
>Parking: The development must provide the required off-street parking in accordance with the zoning ordinance. Parking areas should be designed to accommodate residents and visitors without creating overflow parking or congestion on adjoining residential streets.
>Drainage and Tree Preservation: Because the property is presently wooded and undeveloped, development will alter existing drainage patterns and remove some existing vegetation. A drainage plan should demonstrate that stormwater runoff will be properly managed and will not adversely affect adjoining properties. Existing trees and vegetation should be retained where practical, particularly along property boundaries adjoining existing and planned single-family development.

>Site Layout and Design: The final development plan should address building placement, internal circulation, pedestrian access, lighting, landscaping, refuse collection, and adequate separation between buildings and adjoining properties. Particular attention should be given to the eastern property boundary because of the intended future single-family development.
> Development Potential: Although the applicant proposes 58 apartments, approval of RMF-18 zoning would establish a maximum density of 18 units per acre rather than permanently limiting the property to the 58 units currently proposed. Based on the full 6.59-acre tract, the theoretical maximum density would be approximately 118 units, subject to applicable site requirements and development constraints. The Commission should consider the potential impacts of the zoning classification itself, not solely the initial development proposal.

Findings and Analysis - The proposed rezoning would allow a 58-unit apartment development at an approximate density of 8.8 units per acre, which is within the density limits of the requested RMF-18 classification. The property is part of a larger undeveloped tract and is situated in an area containing both single-family and duplex residential development.

The location near Bryant Street provides a reasonable opportunity for additional residential density, while the proposed development would contribute to the variety of housing types available in Pine Bluff. However, consideration should be given to the relationship between the proposed multifamily development and the existing and planned single-family residences, particularly along the northern and eastern boundaries.

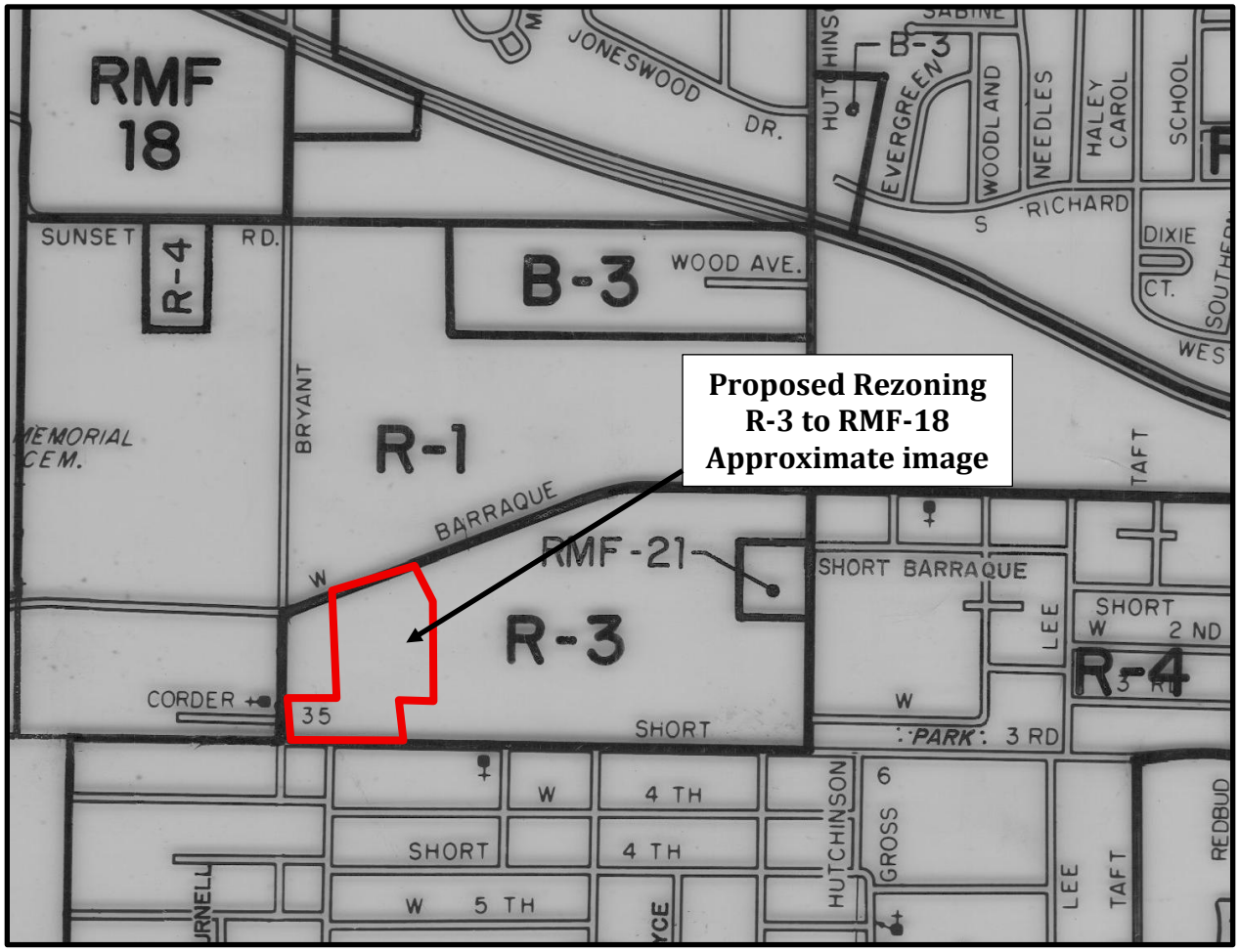
The principal considerations are traffic and access, drainage, parking, and providing adequate separation and buffering from adjoining residential properties. The Commission should also recognize that RMF-18 zoning would allow a greater density than the 58 units currently proposed.

Overall, the requested zoning appears to have reasonable land-use justification, provided that future development is designed to address the transition between residential densities and does not create adverse impacts on surrounding properties.

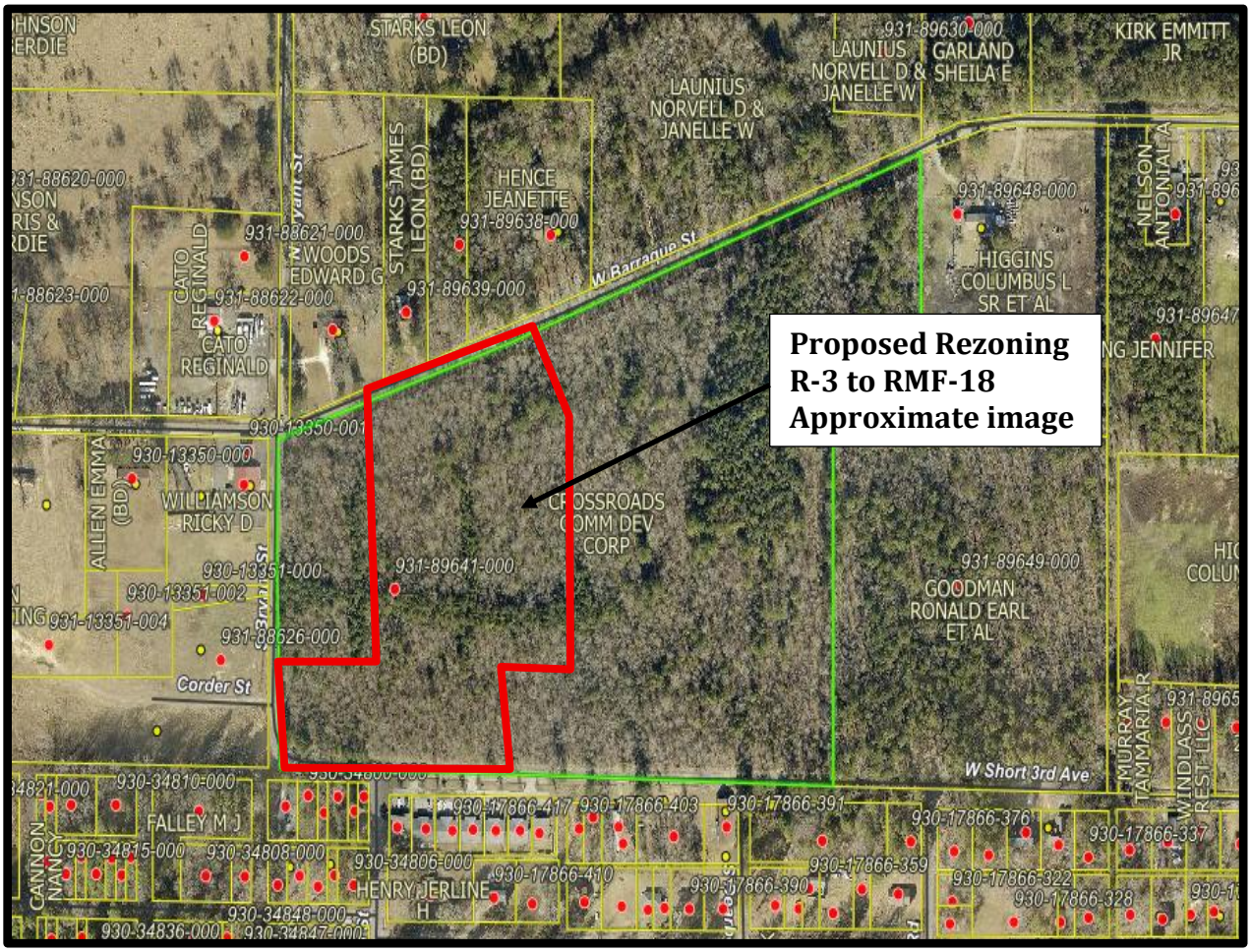
RECOMMENDATION

The Planning Commission should consider recommending approval of the request to City Council to rezone approximately 6.59 acres from R-1, Residential to RMF-18, Residential Multifamily.

The proposed 58-unit apartment development represents a moderate residential density that appears reasonably compatible with the surrounding residential development pattern and the property's location near a collector street. Approval would provide an opportunity for additional housing while making productive use of an undeveloped tract within the city.
Future development should be subject to applicable zoning requirements and site plan review, with particular attention to access, parking, drainage, landscaping, and appropriate buffering along boundaries adjoining existing and planned single-family residential development.

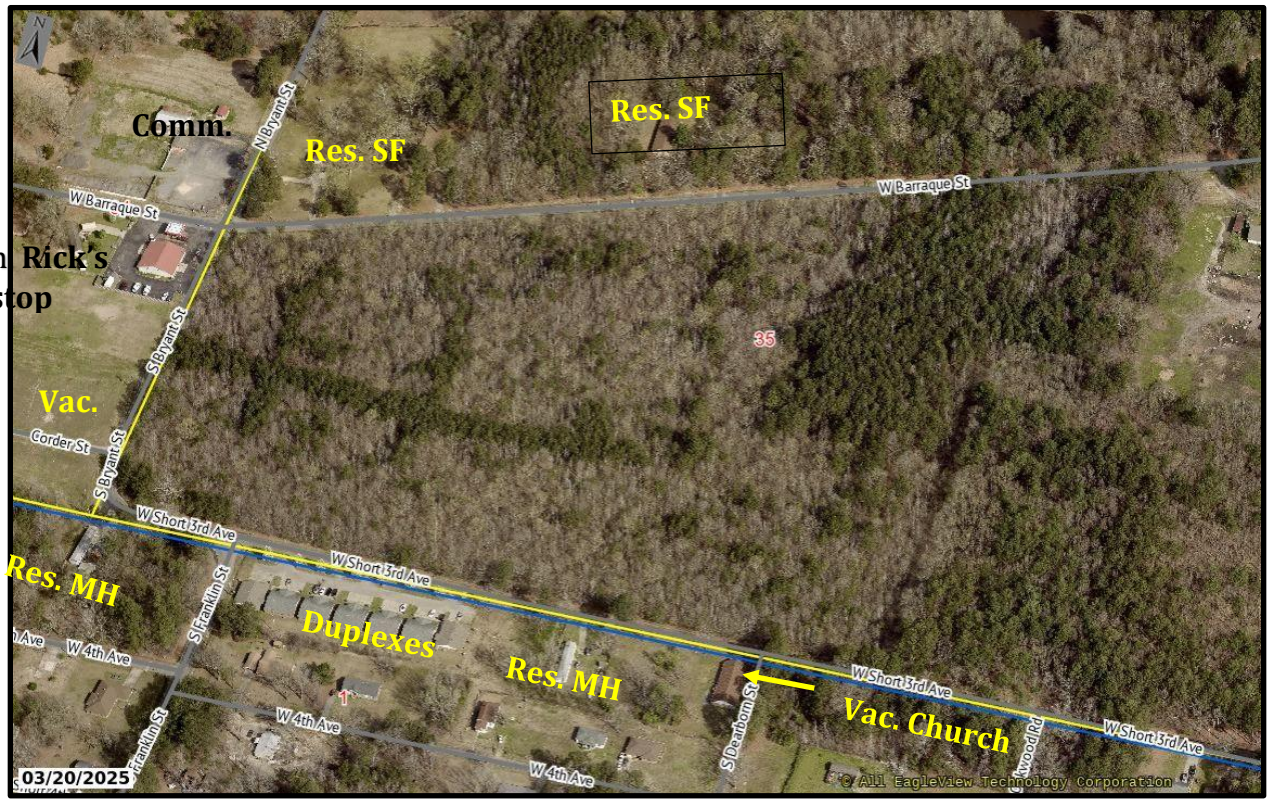


Zoning Map



Ownership map

Comm **Rick's One-stop**



Adjoining uses identified



Duplexes adjoining subject property to the south




Duplexes adjoining subject property to the south




Mobile Home Residence and vacant lot south of proposed site & west of Bryant



Property west of proposed site



Rick's One-Stop west of proposed site





Single family residences north of proposed site



Single family residence north of proposed site



Subject property view east from Bryant



View east down Barraque of subject site

Case No. _____

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: Westbend Crossing - A Neighborhood Development

Property Location: (address or lot, block, or nearest intersection) West Barraque Street and South Bryant Street (Southeast Corner) Property/Parcel ID No. 931-89641-000

Size of Property (acres): 6.59 acres Current Zoning: R-3 Ward: 4

Applicant / Business Owner

Name: Nelson Architectural Group, Inc.
Address: 200 E. 11th Avenue, Suite B
Pine Bluff, AR 71601
Telephone: 870-534-8922
Email: [redacted]
Fax: N/A

Property Owner ***(Must be filled out if different)***

Name: Crossroads Community Development Corp.
Address: P.O. Box 8872
Pine Bluff, AR 71611-8872
Telephone: 870-541-0706
Email: [redacted]
Fax: N/A

Brief description of request: Rezoning from R-3 to RMF-18

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

Are there any special licenses for your business? No (Explain) N/A

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

Additional information/comments: _____

R.M.E. Jr. 11/2/26

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.)*

Jeff Pulliam 10/30/26

Signature Date

Jeff Pulliam, Chairman

Printed Name

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

_____ Signature Date

_____ Printed Name

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

Submission Deadline: 11/2/2026 Expected Planning Commission Meeting Date: 11/24/2026

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

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

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

Vacant wooded property with no improvements

2. What is the proposed use you are requesting?

A neighborhood development of 58 units of residential multi-family housing

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

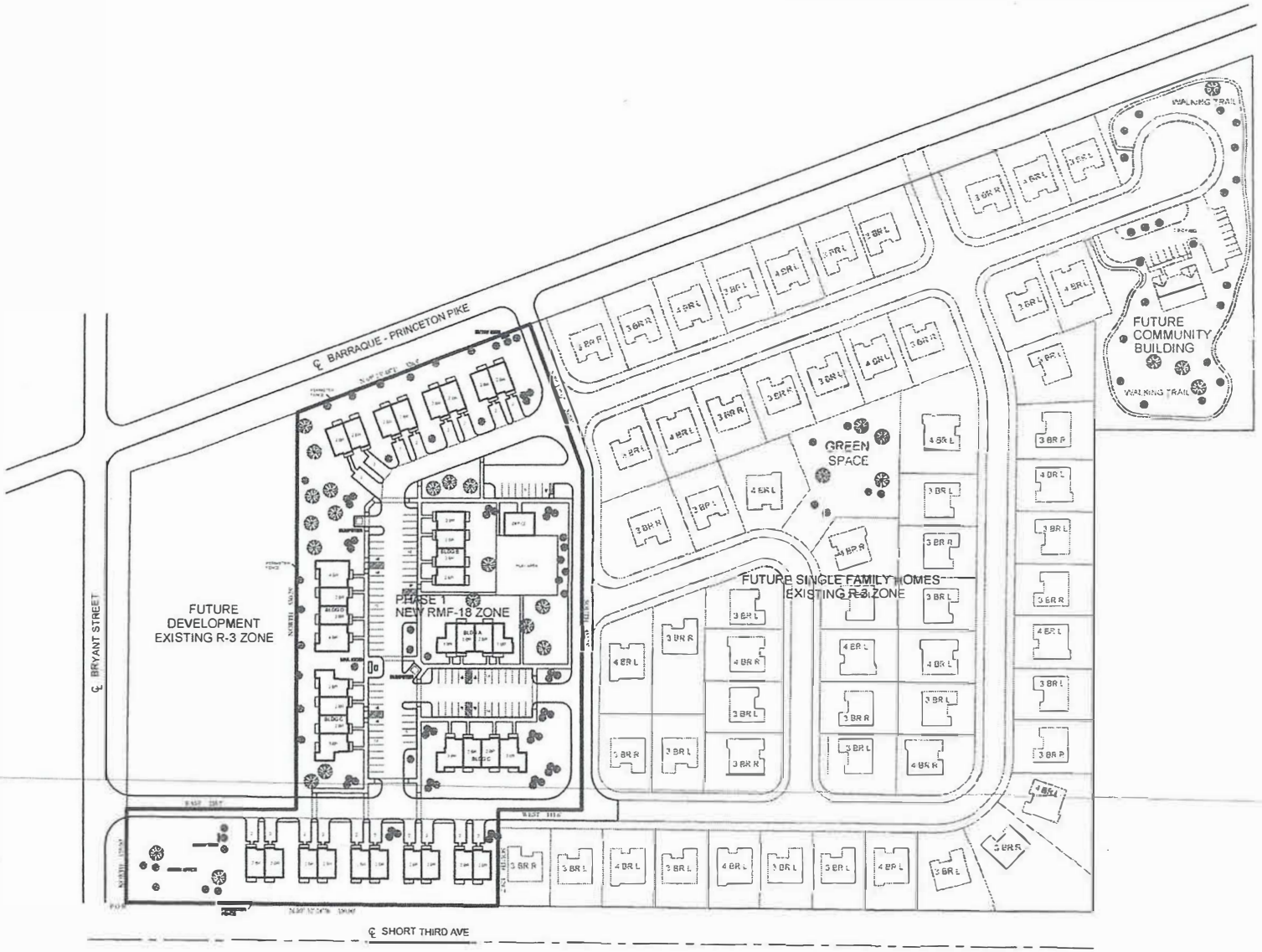
To help solve the demand for housing in Pine Bluff, the Crossroads Community Development Corporation proposes to re-zone a portion of the property for the construction of 58 new multi-family dwelling units and an office. The project would include construction of new streets, parking and utility infrastructure.

EXHIBIT "A"

Westbend Crossing – A Neighborhood Development
City of Pine Bluff Re-Zoning Application
Legal Description for Property to be Re-Zoned
October 29, 2026

Part of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) and part of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 35, Township 5 South, Range 10 West of the 5th P.M., Jefferson County, Arkansas, lying South of Pine Bluff and Princeton Road, more particularly described as follows:

Beginning at the Southwest Corner of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 35, thence North 125.0', thence East 235.5', thence North 530.25', thence North 69 degrees 25 minutes 48 seconds East 326.5 along Barraque / Princeton Pike Right-Of-Way, thence South 20 degrees 12 minutes 207.5', thence South 452.75', thence West 111.6', thence South 129.2', thence N 89 degrees 32 minutes 24 seconds 350.0' to point of beginning. Containing 6.59 acres more or less.



WESTBEND CROSSING

A NEIGHBORHOOD DEVELOPMENT PHASE 1

BARRAQUE AND BRYANT STREETS
PINE BLUFF, ARKANSAS

N

SCALE 1:70

N
NELSON ARCHITECTURAL GROUP, INC.

PHASE 1 UNIT TABULATION:

MULTIFAMILY TWO STORY BUILDINGS
1 BR: 4 UNITS
2 BR: 24 UNITS
3 BR: 8 UNITS
4 BR: 4 UNITS
TOTAL: 40 UNITS

MULTIFAMILY SINGLE STORY BUILDINGS
2 BR: 18 UNITS

GRAND TOTAL: 58 UNITS

DWELLING PARKING REQUIRED 114 SPACES
DWELLING PARKING SUPPLIED 116 SPACES

OFFICE PARKING REQUIRED 8 SPACES
OFFICE PARKING SUPPLIED 8 SPACES

SITE AREA: 6.59 ACRES

Parcel: 931-89641-000
As of: 10/23/2026 10:52:52 PM

Jefferson County Report

Property Owner

Name:	CROSSROADS COMM DEV CORP
Mailing Address:	PO BOX 8872 PINE BLUFF, AR 71611-8872
Type:	(AV) Agri Use/Vacant
Tax District:	(021) 2 DOLLARWAY
Millage Rate:	67.30

Property Information

Physical Address:	
Subdivision:	SEC 35 TWP 5 S RNG 10 W
Block/Lot:	N/A / N/A
S-T-R:	35-05-10
Size (Acres):	31.00
Legal:	See *Extended Legal*

Extended Legal

BEG SW COR SW 1/4 TH E 20.24
CHS N 10.5 CHS E 3.16 CHS N
8.7 CHS TO CENT OF PINE BLUFF
& PRINCETON RD TH S 69 DEGS
20 MINS W ALG CENT OF SD RD
25.02 CHS TO W LINE SEC 35 TH
S 10.36 CHS TO POB. 31
ACRES

Market and Assessed Values

	Estimated Market Value	Full Assessed (20% Market Value)	Taxable Value
Land	3,100	620	620
Building	0	0	0
Totals	**3,100**	**620**	**620**

Taxes

Estimated Taxes:	42
Homestead Credit:	0

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

Status: (N) - No Adj

Special Assessments

Assessment	Tax Amount
TIMBER TAX	$6.20
	Total $6.20

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

Land

Land Use	Size	Units
Timber(04)	31.000	Acres
Total	**31.00**	

Deed Transfers

Deed Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
8/22/2014	945	599	SpecWarr	N/A	$93,000	CROSSROADS COMM DEV CORP	Agri. Use Land	Land Only
7/27/2010	886	710	CommDeed	N/A	N/A	SIMMONS FIRST NATIONAL BANK	N/A	N/A
6/14/2005	801	059 & 062	Warr. Deed	356.40	$108,000	WARE THEODORE	Inc. Additional Prop.	Land Only
1/17/1977	463	375	N/A	N/A	N/A	TORRENCE L A & JOHN T GILMORE	N/A	N/A

Reappraisal Value History

Tax Year	Total Value	Total Assessed
2025	3,100.00	620.00
2024	3,100.00	620.00
2023	3,100.00	620.00
2022	2,950.00	590.00
2021	2,950.00	590.00
2020	2,950.00	590.00
2019	2,950.00	590.00
2018	2,950.00	590.00
2017	3,100.00	620.00
2016	3,100.00	620.00
2015	3,100.00	620.00

Map



Not a Legal Document

Subject to terms and conditions
www.actDataScout.com

RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION

SUBJECT: Use Permit on Review request to establish a tire recycling center at 3131 S. Olive in an I-1, Industrial zone.

APPLICANT: Diaa Nimer dba Green Cycle Rubber

ZONING AND LAND USES: I-1, Light Industrial

ZONING:	North:	B-3, Highway Commercial	LAND USE:	North:	Retail and restaurant bldgs..
	South:	I-1, Light Industrial		South:	Auto repair shop / Food truck lot
	East:	B-4, General Commercial		East:	Vacant – Old Baseball field
	West:	R-PUD, Res. Planned Dev.		West:	Apartments

History

No similar requests on file.

REVIEW

Background and request - The applicant is requesting approval to establish a tire recycling center at 3131 S. Olive Street, within an I-1, Light Industrial zoning district. The property was previously occupied by an automobile dealership and includes a substantial building with a large indoor automobile repair shop.

According to the applicant's statement, the proposed tire recycling operation will take place entirely inside the existing building. Reuse of an existing industrial-type building may offer an opportunity to accommodate a new business without constructing additional facilities or substantially changing the property's existing appearance. However, the applicant has not provided sufficient operational information to adequately evaluate the proposed use. In particular, no detailed description has been submitted addressing the type of recycling equipment, processing methods, anticipated daily or monthly tire volume, tire storage quantities, material handling, operating hours, noise levels, fire protection, or environmental controls.

These details are important because tire recycling can involve substantially more intensive industrial activities than conventional automotive repair or general commercial operations. Depending on the process employed, a tire recycling facility may utilize high-powered shredders, grinders, conveyors, continuous

processing lines, and heavy material-handling equipment. Such operations can generate considerable noise, vibration, dust, truck traffic, and significant fire-protection concerns.

Although the applicant proposes to conduct operations indoors, the indoor location of the equipment does not necessarily eliminate the potential impacts associated with the operation. The Commission must consider whether the actual intensity and characteristics of the proposed activity are compatible with the I-1 zoning classification and surrounding properties.

Site and Surrounding Area - The subject property is located at 3131 S. Olive Street and is developed within a former automobile dealership and an existing building that includes a large indoor repair shop. The existing building appears to provide a substantial enclosed area that could potentially accommodate certain types of tire collection, sorting, storage, and processing activities. Reusing the existing structure may also reduce the need for additional site development. The site is also home to a retail business located in the former display / sales area of the building.

However, the suitability of the building for tire recycling cannot be determined solely by its previous use as an automobile dealership and repair facility. Tire processing equipment may require specialized electrical service, reinforced equipment foundations, adequate ventilation, dust collection, fire suppression, and sufficient interior space for receiving, processing, and storing both unprocessed and processed materials.

The Commission should also consider the property's access, truck maneuverability, loading and unloading areas, and the ability to accommodate delivery and removal vehicles without creating congestion or interference with surrounding properties. Of particular concern is whether the proposed operation will remain entirely contained within the existing building or whether outdoor tire accumulation, loading, equipment placement, or temporary storage will occur.

The applicant's statement that operations will be indoors is noted; however, without a detailed operating plan, the extent of outdoor activity and the overall intensity of the proposed use remain undetermined.

Zoning and Land Use Considerations - The property is zoned I-1, Light Industrial. The purpose of an industrial zoning district is generally to accommodate manufacturing, processing, fabrication, warehousing, and similar activities that may not be appropriate in commercial or residential zoning districts.

However, not all industrial activities have the same operational characteristics or potential impacts. A distinction should be made between light industrial activities that generally operate within enclosed buildings and more intensive industrial operations involving heavy machinery, continuous processing, substantial material storage, and increased transportation demands.

Tire recycling is particularly important to evaluate in this regard. Depending on the equipment and processing methods involved, a commercial tire collection or sorting operation may have substantially different impacts from a full-scale tire shredding and recycling facility. The Commission should determine whether the proposed operation is specifically permitted within the I-1 zoning district, whether it falls under an existing industrial use classification, or whether it requires consideration under the ordinance's applicable conditional-use or other-use provisions.

The fact that the property is zoned industrial and previously operated as an automobile dealership does not automatically establish that every type of industrial processing activity is appropriate at this location.

In addition to local zoning requirements, the proposed operation would be subject to applicable state regulations governing used-tire collection, processing, storage, transportation, and disposal.

Arkansas Pollution Control and Ecology Commission Regulation 36, particularly Chapter 16, establishes requirements for tire processing facilities. The Division of Environmental Quality (DEQ) administers the state's Tire Accountability Program. Relevant requirements include:

- Processing permits: A tire processing facility generally must obtain a site-specific permit using Form TAP-4 before beginning construction or operations. Qualifying mobile processing operations processing no more than 500 used tires during a 30-day period may operate under a general permit with the required notification.
- Storage limitations: The allowable tire storage capacity at a processing facility is generally limited to 30 times the daily processing capacity of the equipment. This applies to whole tires, processed tires, and tires stored indoors, outdoors, or on trailers.
- Storage and fire protection: DEQ identifies storage-area requirements that include designated storage areas, limitations on storage dimensions and height, 50-foot fire lanes, and removal of potentially flammable vegetation.

- Environmental protection: Open tire storage areas that are not enclosed on all sides or covered may require stormwater permit coverage or a written exception from DEQ. Facilities must also comply with applicable wetland separation and other environmental requirements.
- Pest and vector control: Facilities must maintain mosquito- and rodent-control measures to protect public health and welfare.
- Emergency preparedness: An emergency preparedness plan must address fire notification and coordination with local emergency response authorities. Adequate onsite communication and fire-control equipment are also required.
- Financial assurance and closure: Site-specific permittees must satisfy applicable financial-assurance requirements and maintain an approved closure plan.

These requirements are particularly relevant because tire accumulation and processing can present substantial fire hazards, environmental concerns, and public health issues if not properly managed. The Commission should recognize that DEQ permitting and compliance are separate from local zoning approval. Obtaining a state permit does not automatically establish that the proposed use is compatible with the City's zoning requirements.

Site and Operational Impacts - The property was previously developed and utilized as an automobile dealership with an indoor repair facility. The existing building and previously established parking and access improvements may provide some of the infrastructure necessary to accommodate the proposed business. However, the parking and site requirements for a tire recycling facility may differ considerably from those associated with an automobile dealership or repair shop. The applicant has not provided information identifying the anticipated number of employees, delivery vehicles, tractor-trailers, or other commercial vehicles associated with the operation. Nor has a site plan been submitted identifying proposed tire receiving areas, loading and unloading locations, equipment placement, storage areas, or finished-product staging areas.
The Commission should consider the following:

- Parking: Adequate employee and visitor parking should be maintained without utilizing required parking spaces for tire storage, material handling, or equipment.
- Truck traffic: The site must accommodate delivery and removal vehicles, including any anticipated tractor-trailer traffic, without creating unsafe circulation or congestion.

- Indoor operations: All processing equipment and tire storage should be evaluated to determine whether the existing building can accommodate the proposed activity safely and adequately.
- Outdoor storage: Outdoor accumulation of whole tires, processed materials, or residuals should not be assumed to be acceptable simply because the applicant proposes indoor operations.
- Noise and vibration: High-powered shredders, grinders, conveyors, and other processing equipment may generate noise and vibration beyond those normally associated with automobile repair. The applicant should identify proposed equipment and explain how these impacts will be controlled.
- Environmental considerations: Dust collection, ventilation, stormwater management, fire protection, and proper handling of processing residuals should be addressed.
- Fire protection: The applicant should demonstrate that the building and site can accommodate the necessary fire protection measures, emergency access, and coordination with the local fire authority.

An additional consideration is the overall industrial classification of the proposed activity. Full-scale tire recycling involving mechanical shredding, grinding, continuous processing lines, and substantial material throughput is generally more characteristic of heavy industrial processing than conventional light industrial or automotive service activity.

Consequently, the Commission should not evaluate the proposed use solely on the basis of the applicant's intention to conduct operations indoors. The type, scale, and intensity of the actual processing operation must be considered when determining whether the use is appropriate within the I-1 zoning district.

Findings and Analysis - The existing building at 3131 S. Olive Street offers a potentially suitable location for certain types of indoor industrial activity. However, the proposed tire recycling operation has not been adequately defined to establish its compatibility with the I-1, Light Industrial zoning classification. Unlike a conventional automobile repair operation, full-scale tire recycling may involve high-powered shredding equipment, continuous processing, substantial tire accumulation, heavy material handling, and increased truck traffic. These characteristics can create significant noise, fire, environmental, and operational concerns.

Although Arkansas DEQ regulates tire processing facilities through Regulation 36, state environmental permitting does not replace the City's responsibility to evaluate land-use compatibility.

The principal deficiency in the application is the absence of a detailed operating plan. Without information concerning processing capacity, equipment, storage quantities, operating hours, noise controls, fire protection, and environmental safeguards, the Commission cannot adequately determine whether the proposed operation is appropriate for this location.

RECOMMENDATION

Staff recommends that the Planning Commission defer consideration of the request until the applicant provides a detailed operational plan and supporting site information sufficient to determine the actual intensity and compatibility of the proposed tire recycling operation.
At a minimum, the applicant should provide:

1. A detailed description of the recycling process and types of equipment to be utilized.
2. Manufacturer specifications and anticipated daily and monthly processing capacity.
3. Maximum quantities of whole tires, processed tires, and residual materials to be stored, including indoor and outdoor storage.
4. Proposed operating hours, number of employees, and anticipated truck deliveries and shipments.
5. A site plan identifying equipment locations, receiving and loading areas, storage areas, parking, and vehicle circulation.
6. Information addressing noise, vibration, dust collection, ventilation, fire protection, and emergency response.
7. Documentation of applicable Arkansas DEQ permits or confirmation of the permitting requirements applicable to the proposed operation.

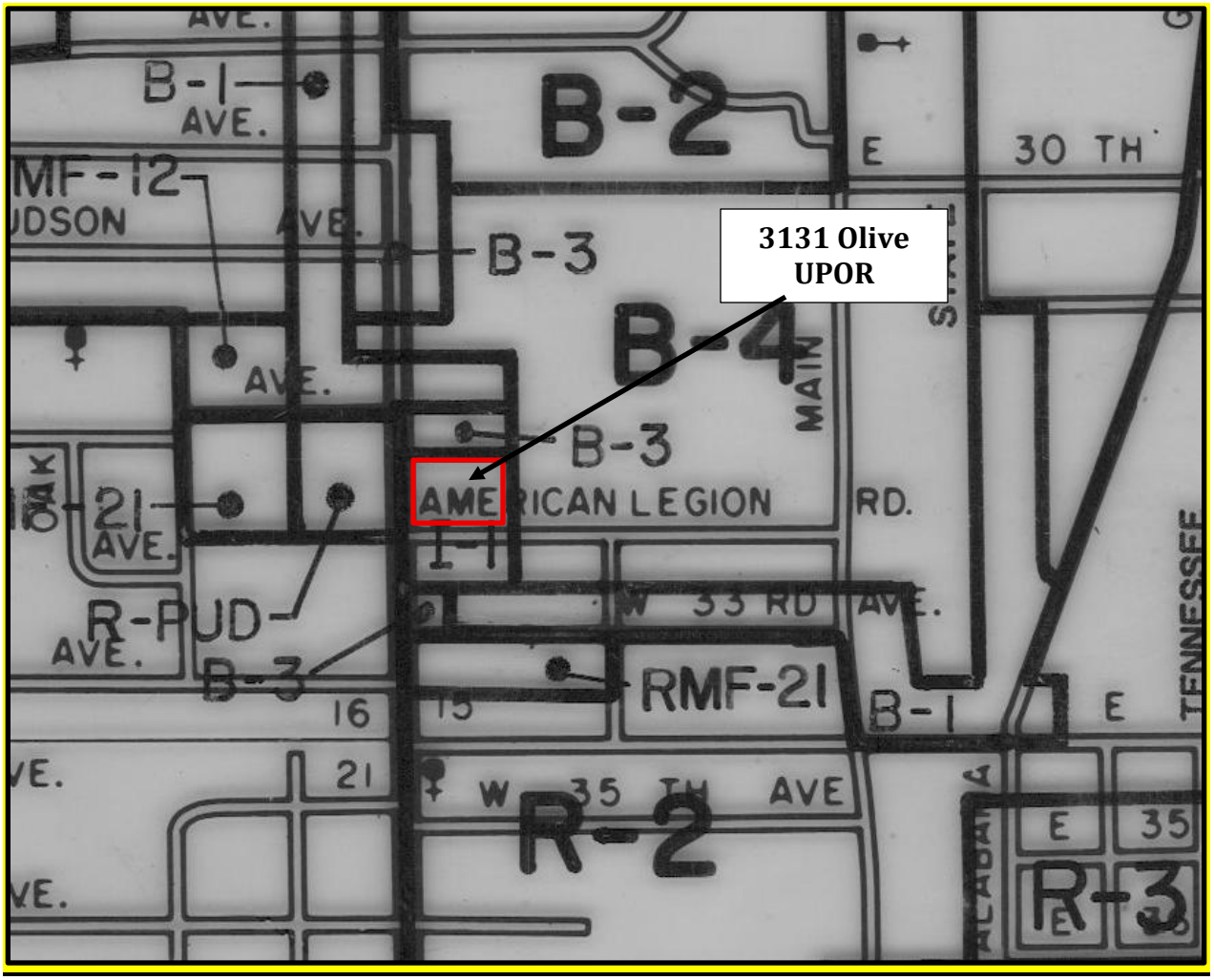
If the applicant cannot adequately demonstrate that the proposed operation can be conducted safely and without creating adverse impacts inconsistent with the I-1 zoning district, approval should not be recommended.

Additional considerations

If the eventual additional information describes a substantial commercial shredding operation with continuous processing and significant throughput, the Commission should give serious consideration to whether that activity is more appropriately classified as heavy industrial rather than light industrial.

Notes:

- ✓ Tire collection vs Tire processing
- ✓ Indoor storage does not eliminate regulatory requirements
- ✓ Limits of light industrial uses



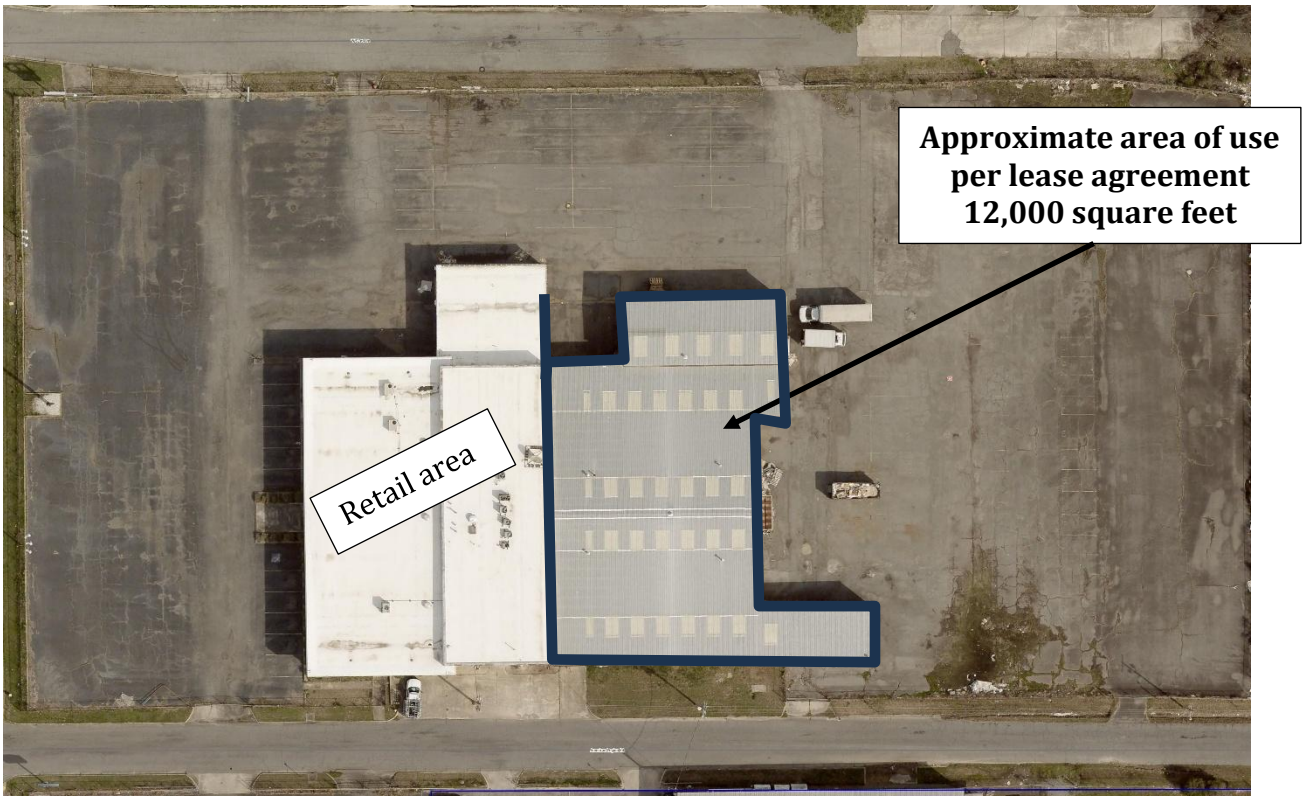
Zoning Map



Ownership map



Aerial photo



3131 Olive – site close up



Side of shop area – AmericaN Legion Drive



Back view of former shop area and lot



North view of former shop area and lot



East side of property



Front view 313 Olive



Front view of 3131 Olive from American Legion Drive



North side view of 3131 Olive from W. 31st Avenue



Rear view of 3131 Olive



Rear view of 3131 Olive toward vacant ball field



Front property to south of 3131 Olive – Food Truck Court



Rear property to south of 3131 Olive – Vehicle repair business



Vacant restaurant north and adjoining rear of 3131 Olive



Olive Street Autoplex – north of 3131 Olive



Apartments west of 313 Olive

Case No. 2026-154

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: Green cycle Rubber

Business Location: (address or lot, block, or nearest intersection) 3131 S olive st Pine Bluff

Property/Parcel ID No. _____

Size of Property (acres): ~~22200~~ 1960 square feet Current Zoning: Retail Ward: _____

Applicant / Business Owner		**Property Owner** *(Must be filled out if different)*	
Name:	Diaa A Nimer	Name:	HSF
Address:	33 114 Ruth cv white hall AR 71603	Address:	2801 south olive st Pine Bluff AR 71603
Telephone:	213 447 5586	Telephone:	870 433 0247
Email:	[redacted]	Email:	
Fax:		Fax:	

Who will run the business? Diaa nimer Number of employees: 2

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

Are there any special licenses for your business? yes (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?

retail store
Big outlet deals

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

TO be Able to used the Building

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

To whom it may concern

This building is very big we are trying to use it put the building to work for this community we have opened a retail store in a small portion of the building

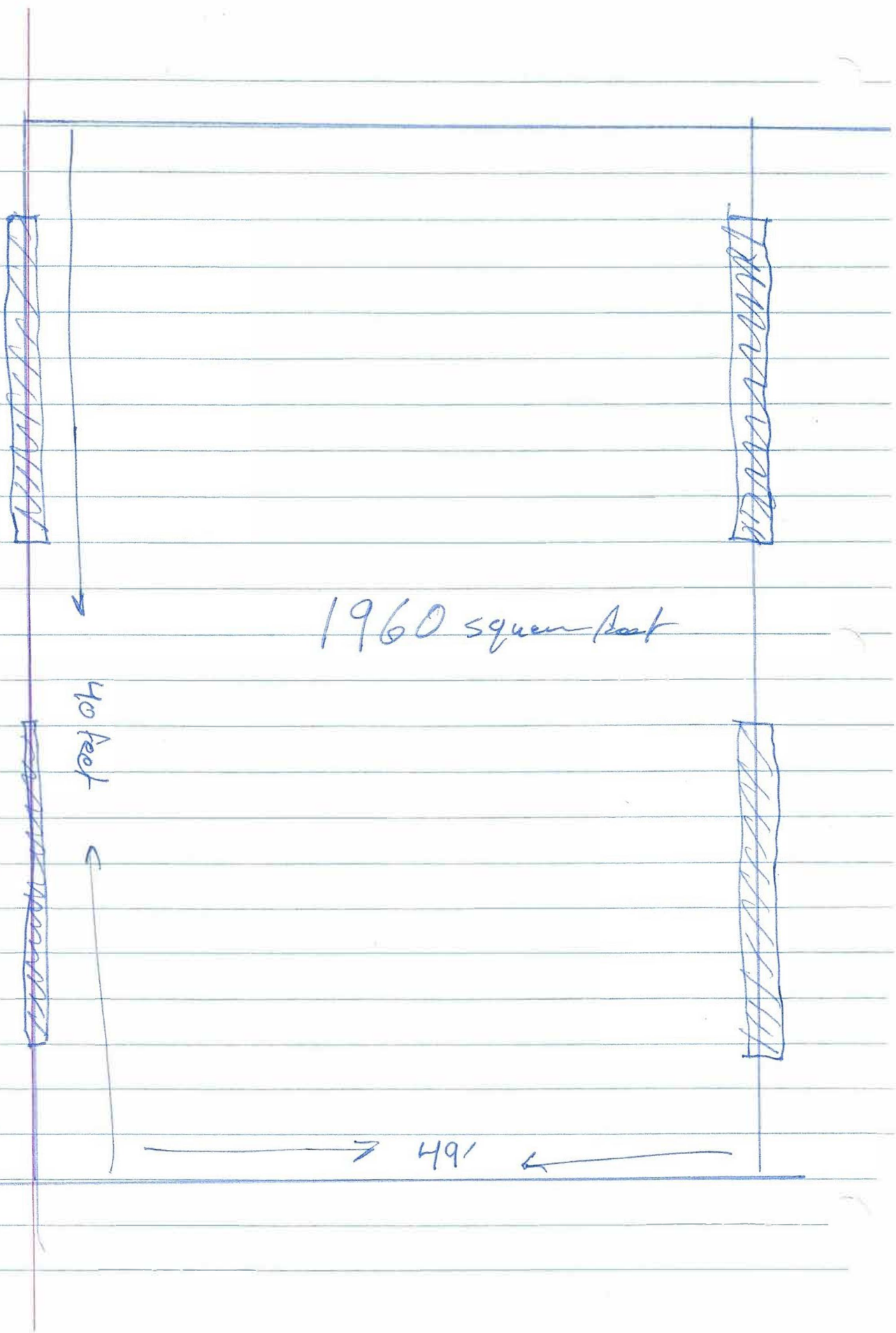
To Try to do a big business in the Building is so hard to do because we don't have the money

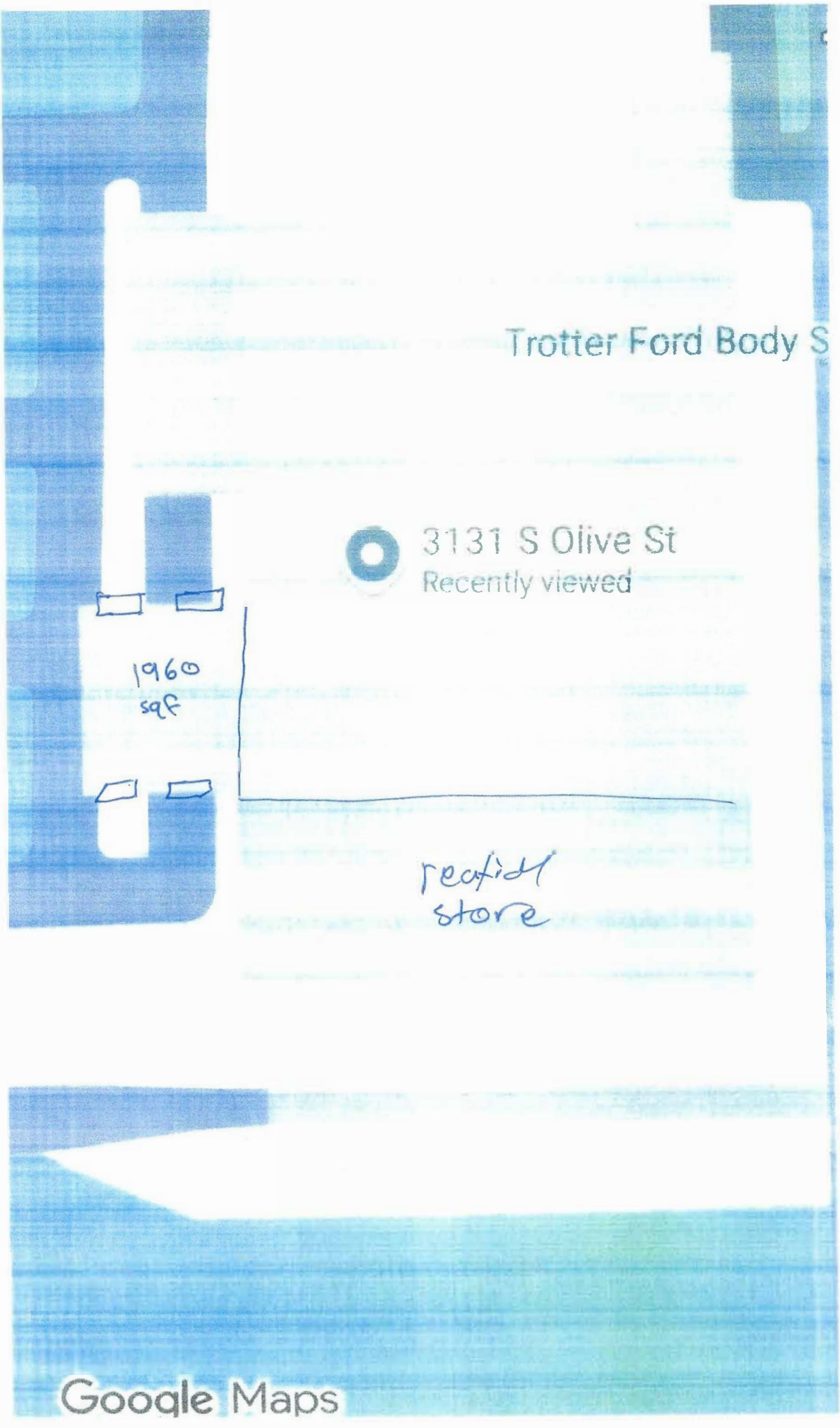
That is why we thought of doing multiple businesses in this building.

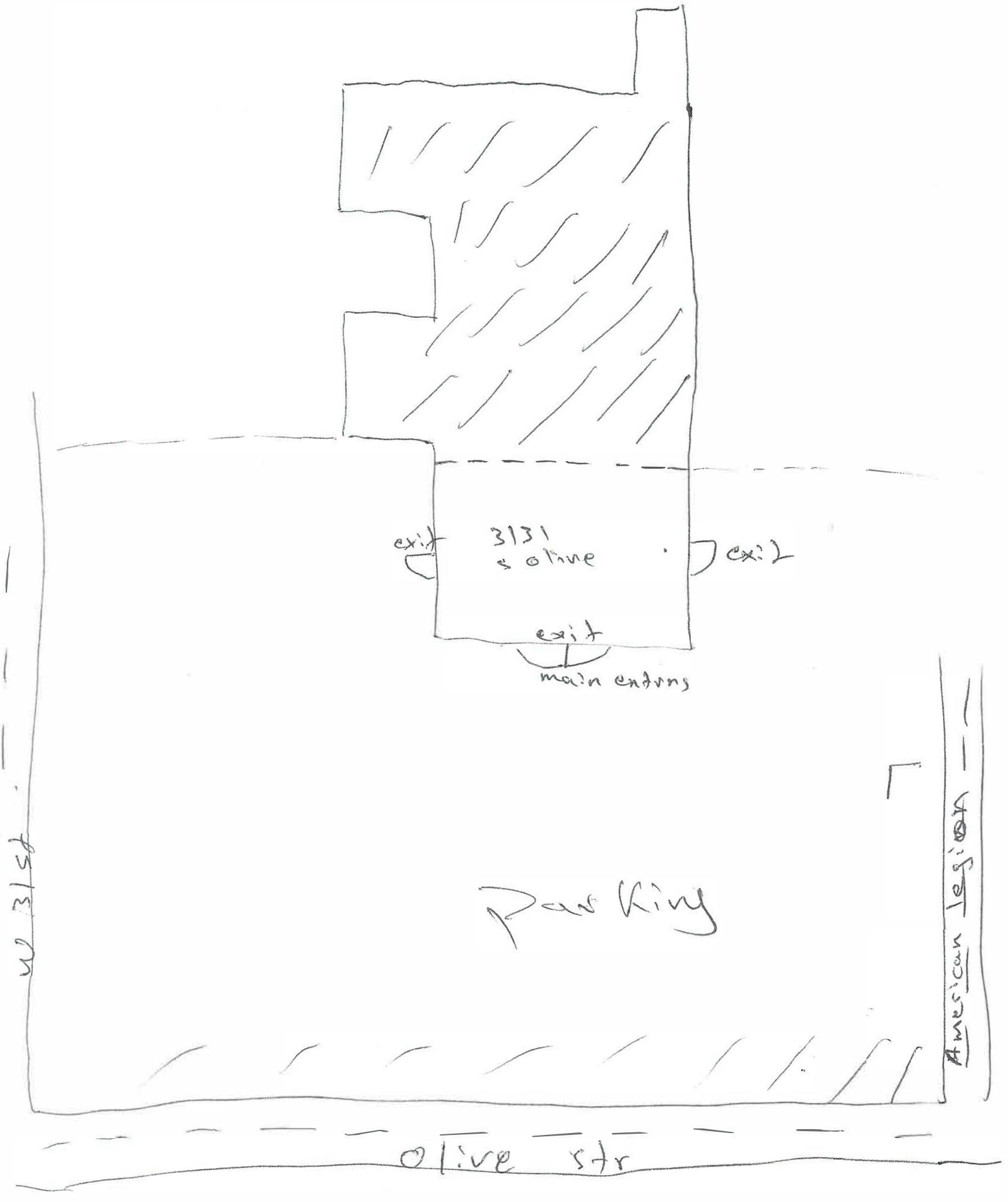
we came up with doing this recycling center for tires which is industrial

we are trying to chang the Zoning so we can have both businesses in his Address

Thank you for your time.


1960 square feet
40 feet
49'


Trotter Ford Body S
3131 S Olive St
Recently viewed
1960
sqf
retail
store
Google Maps


exit
3131
s olive
exit
exit
main entrns
Parking
W 31st
American legion
olive str

RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION

SUBJECT: Use Permit on Review request to establish a rooming house for veterans and independent living individuals at 3004 W. 15th Avenue within a R-4, Residential zone.

APPLICANT: Kyla Dillard

ZONING AND LAND USES: R-4, Residential

ZONING:	North:	R-4, Residential	LAND USE:	North:	House abandoned / Vacant Lot
	South:	R-4, Residential		South:	Single family residences
	East:	R-4, Residential		East:	Vacant Lot
	West:	R-4, Residential		West:	Single Family residence

History

2026-10-27 5620 Cheatham – to establish a rooming house R-4 - Denied
2021-3-30 1821 S. Elm - to establish a rooming house R-2 - Approved

REVIEW

Background and request - The applicant is requesting approval to establish a rooming house at 3004 W. 15th Avenue in an R-4, Residential zoning district. The proposed operation is described as providing rooming accommodations for veterans and individuals seeking independent living arrangements. According to the applicant's statement, the existing residence contains approximately 1,152 square feet and has four bedrooms. One bedroom has a dedicated bathroom, with one additional bathroom available for the remaining occupants. No detailed information has been provided regarding the anticipated number of residents, rental arrangements, management or supervision, or other operational procedures associated with the proposed use.

The applicant has not submitted an interior scaled floor plan showing individual bedroom dimensions, hallway access, common areas, kitchen facilities, and bathroom arrangements. This information is necessary to determine whether the existing residence satisfies the City's rooming house definition and applicable minimum room-size requirements.

Additionally, the applicant is not the property owner. This is a significant consideration because the City's rooming house definition specifically requires the operator to be the property owner and to maintain their primary residence within the rooming house.

The request is therefore subject to review of both the proposed residential use and its compliance with the specific requirements established for rooming houses under the zoning ordinance.

Site and Surrounding Area - The subject property is located along W. 15th Avenue in an established residential area. The property contains an existing single-family residential structure that is approximately 1,152 square feet. An improved parking area measuring approximately 18 feet by 60 feet, or 1,080 square feet, is located along the east side of the property. This area appears to provide an opportunity for off-street parking; however, the actual number of usable parking spaces and the adequacy of vehicle access and maneuvering should be verified.
Street conditions in the immediate vicinity are also a consideration:

- W. 15th Avenue: Approximately 17 feet in width.
- Catalpa Street: Approximately 19 feet in width, east of the property.
- Birch Street: Approximately 10 feet in width, west of the property, and functions as a single-lane street.

These relatively narrow street widths may limit the ability to accommodate additional on-street parking and could create vehicle conflicts if the proposed use generates parking demand beyond what can be accommodated on the property.

The surrounding area is residential in character. Consequently, consideration should be given to the proposed occupancy, parking demand, resident and visitor activity, and the ability to operate the facility without creating adverse impacts on neighboring properties or the surrounding residential street system.

Zoning and Land Use Considerations - The R-4 zoning district is intended for residential neighborhoods where a broader mixture of residential uses may be appropriate while maintaining or improving the established residential character. A rooming house is identified as a use permitted upon review and approval of the Planning Commission. The Commission may impose special

conditions relating to site planning, screening, parking, and other considerations necessary to protect public health, safety, and welfare.

Rooming House Definition: The City's zoning ordinance defines a rooming house as a residential structure offering rooms for rent on a weekly or monthly contractual basis without providing meals to tenants.
The definition establishes several specific requirements:

- The operator must be the property owner and maintain their primary residence within the rooming house.
- Each room offered for rent must contain at least 100 square feet.
- Each room must have at least one window meeting building-code emergency egress requirements.
- Rooms must be accessed from a hallway or common area rather than through another private room.
- No more than two persons may occupy an individual room.
- Bathrooms may be private or shared, provided access to a shared bathroom does not require passing through another private room.
- A kitchen with a refrigerator and stove must be available for common use.
- A common room must be provided for residents and their guests.
- The property and required facilities must be maintained in good working order.
- No home occupation or other commercial activity may be conducted in conjunction with the rooming house.

These requirements are particularly important in this request because the submitted information does not establish whether all four bedrooms satisfy the minimum area, access, and emergency egress requirements.

Parking and Site Analysis - The City's off-street parking schedule establishes a requirement of one parking space per lodging room for rooming houses. Based on the four bedrooms identified by the applicant, the anticipated minimum parking requirement would be four spaces, assuming all four bedrooms are intended to be offered as lodging rooms.

The property contains an improved parking area measuring approximately 18 feet by 60 feet along the east side of the residence. The area totals approximately 1,080 square feet and appears to offer sufficient overall area to potentially accommodate the four parking spaces required for a four-room rooming house.

However, the applicant should provide a scaled parking layout identifying the number, dimensions, and arrangement of spaces, along with driveway access and vehicle maneuvering. The parking area should be evaluated to ensure that vehicles can enter, exit, and park without obstructing access or creating conflicts with adjoining properties.

The surrounding street system presents an additional consideration. W. 15th Avenue is approximately 17 feet wide, while Catalpa Street is approximately 19 feet wide and Birch Street is only approximately 10 feet wide. These limited street widths make it particularly important that the proposed operation accommodate its parking needs on-site rather than relying on street parking.

The proposed rooming house would introduce a different pattern of occupancy than a typical single-family residence. Depending on the number of residents, vehicles, visitors, and any management or service-related activity, the parking demand could exceed what is normally associated with the existing residential use.

The four-space parking requirement should therefore be treated as a minimum, with the Commission considering whether the proposed occupancy and operating arrangements can be adequately accommodated by the existing site.

Findings and Analysis - The proposed rooming house is an allowable use upon review and approval of the Planning Commission within the R-4 Residential District. The existing residential structure and improved parking area provide a potential opportunity to accommodate the proposed use without constructing a new building or substantially altering the residential character of the property.

However, several important elements of the request remain unverified. The absence of a scaled interior floor plan prevents staff from determining whether the four proposed bedrooms meet the ordinance's minimum 100-square-foot requirement, emergency egress provisions, and hallway-access requirements. The number of intended residents and the proposed management and operational arrangements have also not been established.

Of particular concern is the fact that the applicant is not the property owner. The City's rooming house definition requires the operator to be the property

owner and to maintain their primary residence within the facility. Unless the property owner will serve as the operator and establish their primary residence at the location, the proposed operation would not satisfy this fundamental requirement.

Although the approximately 1,080-square-foot improved parking area may be capable of accommodating the four required parking spaces, a scaled parking layout is necessary to verify compliance. The relatively narrow surrounding streets further emphasize the importance of providing adequate parking on the property.

Overall, the proposed use may be compatible with the R-4 zoning district; however, the current application does not provide sufficient information to establish compliance with the City's rooming house definition and related site requirements.

RECOMMENDATION

Unlike the missing floor plan and parking layout, which are deficiencies that can potentially be corrected through additional documentation, the requirement that the operator own the property and reside there is an actual component of the City's rooming house definition. The application must demonstrate compliance with the same zoning requirements applicable to other rooming houses.

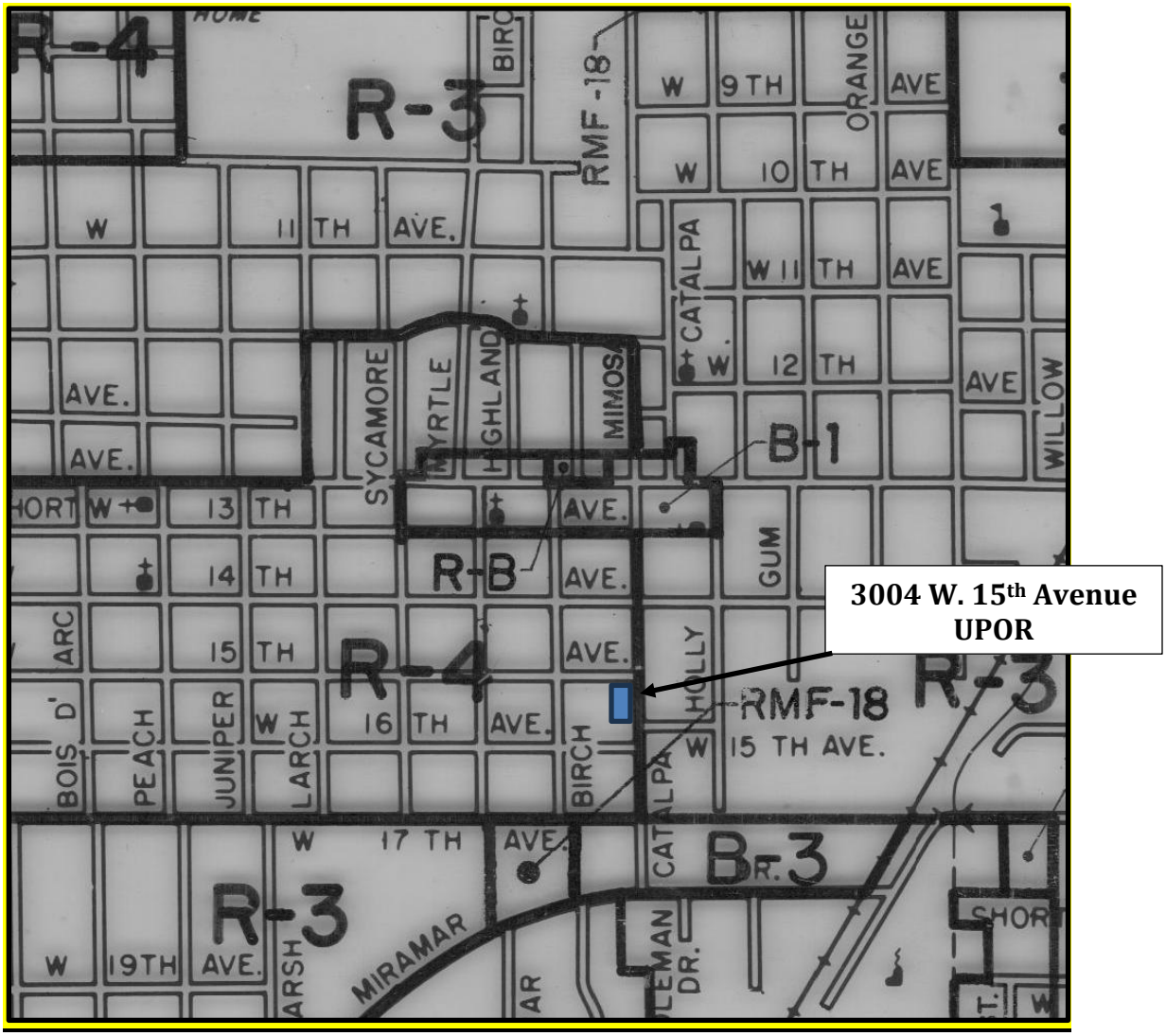
Staff recommends that the Planning Commission defer consideration of the request until the applicant provides the additional information necessary to evaluate compliance with the zoning ordinance, including:

1. A scaled interior floor plan identifying the dimensions and square footage of each bedroom, hallway access, windows, bathrooms, kitchen, and common living area.
2. Written confirmation of the proposed maximum occupancy and the number of persons assigned to each bedroom.
3. Clarification of the ownership and operating arrangements, specifically addressing the ordinance requirement that the rooming house operator be the property owner and maintain their primary residence within the facility.
4. A scaled parking plan demonstrating the provision of at least four usable off-street parking spaces, with adequate access and

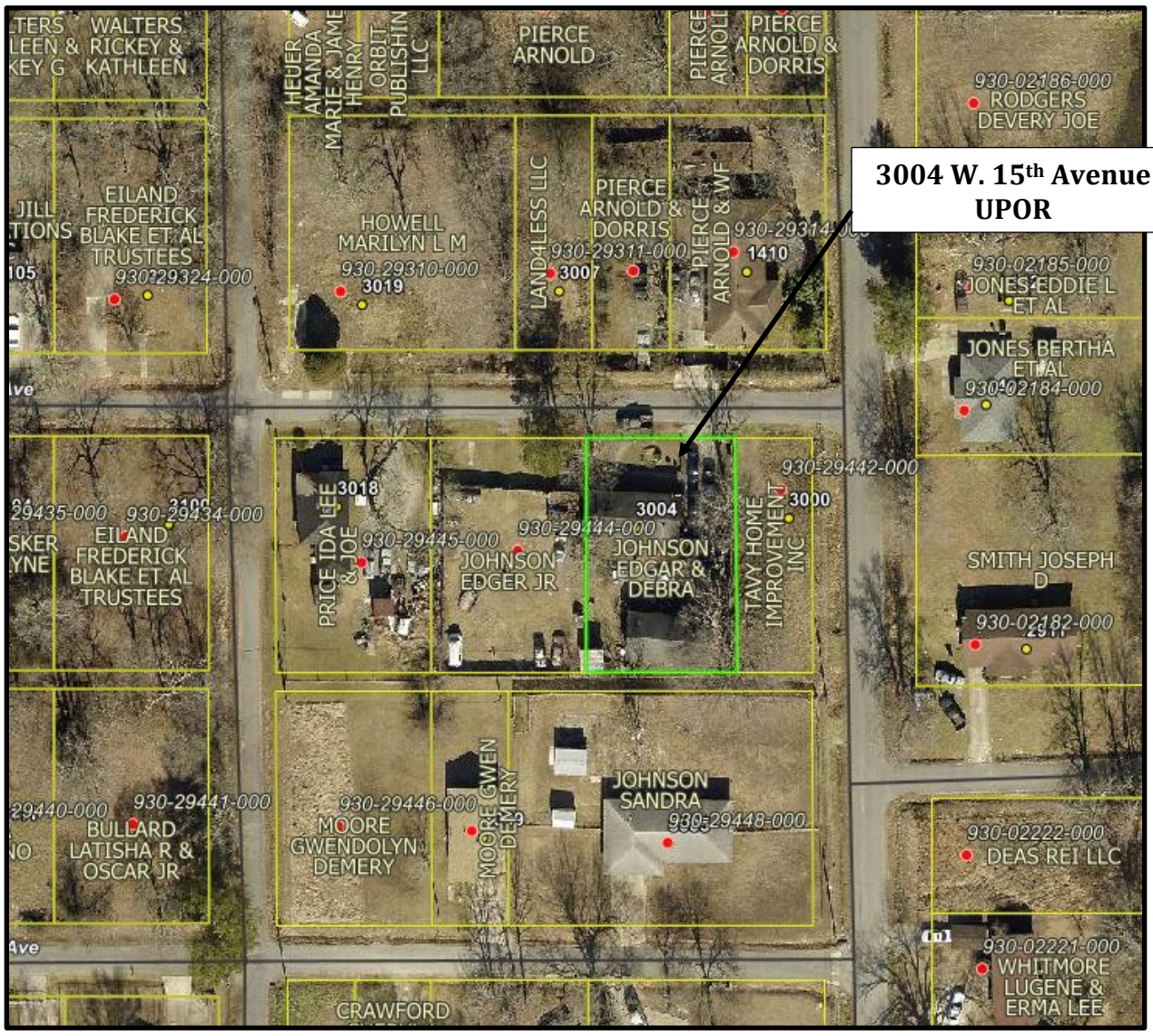
maneuvering. More spaces may be required based on number of proposed occupants, especially considering the narrow street widths.

Upon receipt of this information, the request can be reevaluated for compliance with the rooming house definition, parking requirements, and compatibility with the surrounding residential neighborhood. If the applicant cannot demonstrate compliance with the property ownership and operator residency requirements, staff would recommend denial of the request as submitted.

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Zoning Map



Ownership map



Aerial photo





3004 W. 15th Avenue



3004 W. 15th



West side of 3004 W. 15th



Property adjoining 3004 W. 15th on east side



Property north of 3004 W. 15th – Abandoned



Property west and adjoining 3004 W. 15th





Properties south and adjoining 3004 W. 15th



SE Corner 16th and Catalpa



SE corner of 15th and Catalpa



NE corner of 16th and Catalpa

CITY OF PINE BLUFF, ARKANSAS

USE PERMITTED ON REVIEW (UPOR) - COMPLETED APPLICATION COPY

Subject property: 3004 W. 15th Avenue, Pine Bluff, AR 71603

Business or Applicant Name	Kyla Dillard
Business Location	3004 W. 15th Avenue, Pine Bluff, AR 71603
Property/Parcel ID No.	930-29443-000
Size of Property	80 ft x 120 ft = 9,600 sq. ft. (approx. 0.220 acre)
Current Zoning	TO BE CONFIRMED BY PINE BLUFF ZONING
Ward	TO BE CONFIRMED BY PINE BLUFF ZONING
Applicant / Business Owner	Kyla Dillard
Applicant Mailing Address	1550 S. Apple Street, Pine Bluff, AR 71603
Telephone	317-956-4824
Email	[redacted]
Property Owner (county record supplied)	Edgar & Debra Johnson
Property Owner Address	3004 W. 15th Avenue, Pine Bluff, AR 71603
Who will run the business?	Kyla Dillard, with employees as needed
Number of employees	Not yet determined
Off-street parking spaces required	TO BE DETERMINED BY ZONING
Number provided	Approximately 5 or more; final legal capacity subject to City review
Special licenses for business?	Housing-only use proposed. Any required license/permit will be obtained before operation.
Will you require a sign?	No exterior business sign proposed

Applicant / Business Owner Signature: _____ **Date:** _____

PROPERTY OWNER / AUTHORIZED AGENT CERTIFICATION

The City's original form requires the recorded property owner(s), or an authorized agent with owner authorization, to sign. The county record supplied lists Edgar & Debra Johnson as the recorded owners, so this area is intentionally left for the appropriate signer(s).

Signature: _____ Date: _____ Printed Name: _____

Signature: _____ Date: _____ Printed Name: _____

STATEMENT TO THE PINE BLUFF PLANNING COMMISSION

I respectfully request approval to use the property located at 3004 W. 15th Avenue, Pine Bluff, Arkansas 71603, to provide housing for veterans and independent-living individuals.

The property is an existing single-family residential home. The proposed use is housing only. Residents will rent bedroom space and share common areas of the home, including the kitchen and living areas. The residence is not intended to operate as a nursing home, assisted-living facility, medical facility, or personal-care facility, and no medical treatment or assisted-living services are proposed.

The residence contains four bedrooms and two bathrooms. The proposed occupancy plan is up to two residents per bedroom, for a maximum proposed occupancy of eight residents. Where two residents share a bedroom, room dividers will be provided to create privacy and individual personal space. Dividers will not obstruct doors, windows, exits, walkways, ventilation, or other required safety features. One bedroom has a private attached bathroom.

The maximum occupancy of eight residents is requested subject to City approval and compliance with applicable occupancy, zoning, building, fire, and safety requirements.

The driveway and parking area are on the left side of the house. Approximately five or more vehicles can be accommodated based on the applicant's description, subject to the City's determination of legal parking capacity. The opposite side and rear portion consist primarily of open land/backyard. No exterior business sign is proposed. No major structural changes are currently proposed.

The goal is to provide stable residential housing for veterans and independent-living individuals while maintaining the residential character of the property and surrounding neighborhood. I respectfully request approval subject to all applicable City requirements.

Applicant Signature: _____

Printed Name: Kyla Dillard

Date: _____

APPLICATION QUESTIONS - COMPLETED

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

Answer: Current zoning: To be confirmed by the City of Pine Bluff Inspection & Zoning Department. Current use: existing single-family residential property.

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

Answer: Proposed use: housing for veterans and independent-living individuals in a shared residential setting. Residents will rent bedroom space and share common areas. The requested zoning/use classification is the classification the City determines is appropriate under the UPOR process.

Reason for request / proposed use narrative

The request is to allow the existing residence to be used for shared independent housing. The proposed maximum occupancy is eight residents, with up to two residents per bedroom, subject to City approval. Room dividers will be provided in shared bedrooms for privacy and individual personal space. The operation will provide housing only and will not provide medical, nursing, assisted-living, or personal-care services.

USES OF ADJOINING / SURROUNDING PROPERTY

The subject property is a corner-lot residential property. Based on the Jefferson County property records supplied, surrounding parcels are a mix of improved residential property and residential vacant/open land. Attach the official Property Summary sheets so Zoning staff can verify each adjoining and across-the-street parcel and recorded owner.

County record / location	Recorded use/type shown
3000 W. 15th Ave	Residential vacant
3014 W. 15th Ave	Residential miscellaneous / land
3005 W. 16th Ave	Residential improved
3007 W. 15th Ave	Residential vacant
1410 S. Catalpa St - vacant parcel	Residential vacant
1410 S. Catalpa St - improved parcel	Residential improved

Important: Zoning staff should rely on the attached official Property Summary sheets to decide exactly which parcels are adjoining or directly across the street.

SUBMISSION CHECKLIST

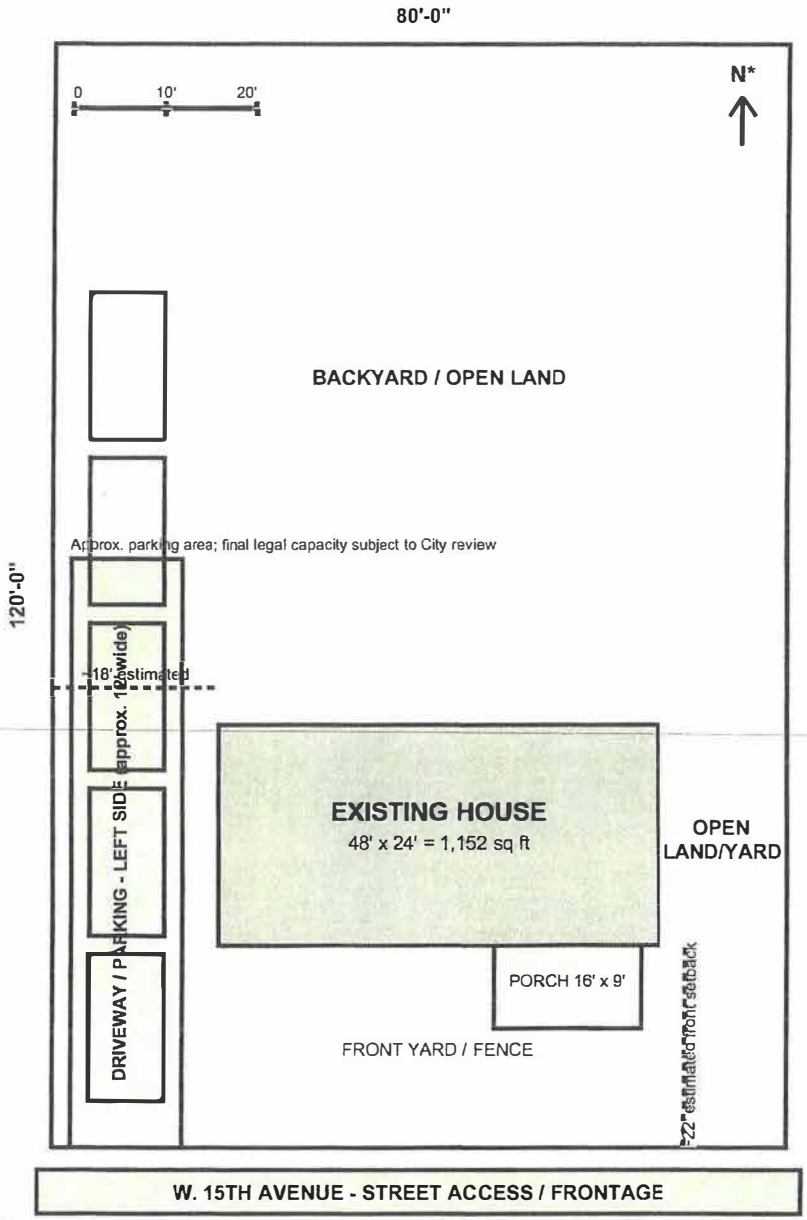
- ■ Completed UPOR application copy (this document).
- ■ Signed Planning Commission statement.
- ■ Scaled site plan - print the separate site-plan PDF at 100% / Actual Size.
- ■ Subject Property Summary sheet for parcel 930-29443-000.
- ■ Property Summary sheets for each adjoining and across-the-street property.
- ■ One postage stamp for each adjoining property owner required by Zoning.
- ■ Any additional information requested by Inspection & Zoning.
- ■ Confirm current zoning, ward, required parking count, fee, and hearing-notice sign requirements with Zoning staff before submission.

Office-use-only items should be left blank for City staff.

SCALED SITE PLAN - ESTIMATED EXISTING IMPROVEMENT PLACEMENT

3004 W. 15th Ave, Pine Bluff, AR 71603 | Veterans and Independent Living

Scale: 1 inch = 20 feet | Lot and building dimensions from Jefferson County Assessor record; setbacks estimated from supplied imagery.

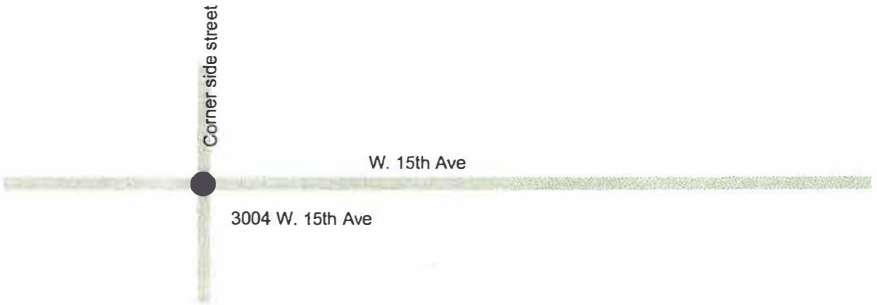


Prepared for UPOR application support. Scale applies when printed at 100% / Actual Size on US Letter landscape.

SITE DATA

- Subject parcel: 930-29443-000
- Legal: Highland Addition, Block 32, Lots 2 & 3
- Lot: 80' x 120' (9,600 sq ft)
- Main residence: 48' x 24' (1,152 sq ft)
- Porch/additional area shown by assessor: 16' x 9'
- Driveway/parking: left side of house (owner confirmed)
- Rear and opposite side: backyard/open land (owner confirmed)
- No exterior business sign proposed
- Proposed occupancy: up to 8 residents, subject to City approval

VICINITY MAP - SCHEMATIC



IMPORTANT ESTIMATION NOTE

This plan is drawn at 1" = 20' for the verified 80' x 120' lot and 48' x 24' house dimensions. The house setback (~18' from left property line and ~22' from front property line), driveway width, parking layout, and north orientation are educated estimates based on owner-supplied street/aerial imagery. They are not survey measurements. City staff may require correction, field measurement, or a survey.

12:37 5G+

RPID: 36823 Parcel: 930-29443-000 **Jefferson County Urban Property Record Card - 2026** Card: 1 of 1

Ownership Description

Name: JOHNSON EDGAR & DEBRA
3004 W 15TH AVE
PINE BLUFF AR 71603
Subd.: HIGHLAND HIGHLAND ADD
S-T-R: 08-06-09 Acres
T.D.: 241 24 WATSON CHAPEL
Location: 3004 W 15TH AVE
Legal: BLK 32 LOTS 2 & 3

Type: RI Res Impr
Taxable: V Verity
Neigh: PBORIG
Owner: 489194
Status: Tax Status:
Block: 032 Lot: 002
City: PINE BLUFF
Map:
Old PID:

Assessment Summary

Year	2023	20%	2018	20 %
Land	3,000	600	3,000	600
Bldgs	30,000	6,000	24,700	4,940
Total	33,000	6,600	27,700	5,540

Review Record

Date	By	Reason	Land	Buildings	Total
5/24/2023	KGB	RV	3,000	30,000	33,000
6/29/2018	SDH	RA	3,000	24,700	27,700
7/1/2013	SDH	RA	3,000	28,650	31,650
6/25/2008	RCP	RA	3,000	31,500	34,500
5/12/2003		RA	3,000	34,500	37,500
5/24/2000		RA	3,000	33,200	36,200

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

Building Permit Record

Date	Amount	Purpose	Note
10/28/1997	4,500	GO Garage/OB	PU GARAGE 98, SIZE EST-NOH & FENCED

Ownership Record

Date	Book	Page/Inst#	Amount	Type	Grantee
9/6/2024	2026R	4069		WD	JOHNSON EDGAR & DEBRA
12/22/1997	688	14		RD	JOHNSON ANTHONY
3/25/1997					JOHNSON ANTHONY
10/19/1995	659	797		RD	JOHNSON ANTHONY

Land Record

Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate Pri/Sec	O	Adj1 %	Adj2 %	Value	NC	HS
	HL	1.000	1.000		000	3000.00				3,000		
			0.000			0.00				80 X 120		

80 X 120 Total: 3,000



RPID: 36823 Parcel: 930-29443-000 **Jefferson County Urban Property Record Card - 2026** Card: 1 of 1

Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE FrameLow	1,152	1,152	5	25	1988		A	35,814	61V	21,847			21,847		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)														8,162		
Total														30,000V		

Ext Wall
HDBD
Y Low Cost
Standard
Comb M/F
MasonVen
Other

Foundation
Y Open Pier
Closed Pier
Slab
Other

Floor Struct
Y Wood SubF
Elev Slab
Slab Grade
Other

Insulation
Floor
Y Wall
Y Ceiling

Heat/Cool
None
Hot Air/F
F/W Furn
Y Central
Elec Base
Elec Ceil
Other

Floor Cover
None
Softwood
HW Sheath
HW Parq
Linoleum
Y CarpetTile
Cer Tile
Stone
Other

Basement
Unfinished
Furished
Fin Part

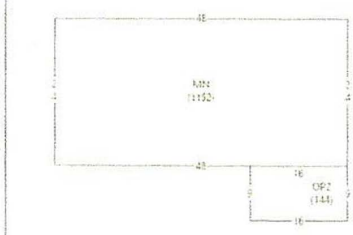
Roof Type
Hip
Mansard
Gambrel
Arched
Y Gable
Flat
Dormer
HipGable
Other

Roof Cover
Y Asp Shing
Fib Shing
Wd Shing
Wd Shakes
Clay/Slate
Galv/Alum
Other

Plumbing
Full 2
Half
Extra

Fireplaces
Type
Count

Sketch Area



AAGD2448 ABR22CR1676

2003 BDOG ALERT!!! KIRK SAYS PIT BULL UNDER HOUSE BITES

Building Computation

Base Price		29.13
+/- Grade	1.000	
Story Hgt Factor	1.000	
Grade Adj Factor	.695	
Composite Factor		.695
Adj Price per SF		20.25
Total Base SF		1,152
Base Value		23,328

Adjustments to Base

Item	S.F./Qty	Rate	Total
Foundation	1,152	-.97	-1,117
Floor Structure	1,152		
Int Floor			
Ins Wall			
Ins Ceiling			
Heat & Cool	1,152	2.57	2,903
Floor Cover	1,152	1.25	1,440
Roof Cover	1,152		
Plumbing	3	449.00	1,347
Fireplace			
Basement			

Base Structure and Additive Items

Item	Area	Rate	Factor	REL	Total	NC	HS
A MN	1152	29.13	.695		23,328		
B OP2	144	6.52	799		750		

Outbuildings and Yard Improvements

Item	Type	Qty1	Qty2	UM	QR	Age	Rate	Grade	Rem %	Value	NC	HS
CCW		3	60				1.91	.858	61	180		
CDW		18	60				1.71	1.000	61	1,127		
UB35		20	40			1997	9.99	1.000	53	4,236		
WF6		120					8.20	1.000	61	600		
SUBFL		12	12				4.61	1.000	61	405		
WIF		80					12.25	1.000	61	598		
WD		300					6.47	.858	61	1,016		

Total of Above	28,681
Market Adjustment	1.250
Total Structure RCN	35,814

Inspected LNT 10/31/2019 Contact Pl
Revisited Int Est?
Entered LNT 10/31/2019 Sk File
Printed 11/2/2026 Status

Total 8,162

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RPID: 36689 Parcel: 930-29314-000 Jefferson County Urban Property Record Card - 2026 Card: 1 of 1

Ownership Description

Name: PIERCE ARNOLD & WF
1410 S CATALPA ST
PINE BLUFF AR 71603
Subd.: HIGH10 HIGHLAND ADD
S.T.R: 08 06 09
T.D.: 241 24 WATSON CHAPEL
Location: 1410 S CATALPA ST
Legal: BLK 17, LOTS 13 & 14

Type: RI Res Impr
Taxable: N NotaNow
Neigh: PBORIG
Owner: 32764
Status: Tax Status:
Block: 017 Lot: 013
Acres:
City: PINE BLUFF
Map:
Old PID:

Assessment Summary

Year	2023	20%	2018	20 %
Land	3,300	660	3,000	600
Bldgs	48,550	9,710	29,450	5,890
Total	51,850	10,370	32,450	6,490

Review Record

Date	By	Reason	Land	Buildings	Total
6/24/2023	KGB	RV	3,300	48,550	51,850
6/28/2018	SDH	RA	3,000	29,450	32,450
7/1/2013	SDH	RA	3,000	33,100	36,100
6/25/2008	RCP	RA	3,000	47,850	50,850
6/12/2003		RA	3,000	45,000	48,000
6/24/2000		RA	3,000	41,600	44,600

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

Building Permit Record

Date	Amount	Purpose	Note

Ownership Record

Date	Book	Page/Inst#	Amount	Type	Grantee
1/27/1975	442-523				PIERCE ARNOLD & WF

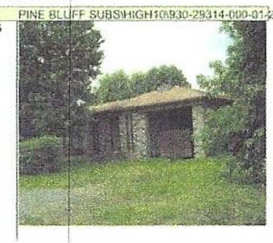
Land Record

Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec O	Adj1	%	Adj2	%	Value	NC	HS
	HL	1.000	1.000			600	3000.00	S		10		3,300		
			0.000				0.00					80 X 120		

80 X 120

Total: 3,300

PINE BLUFF SUBS\HIGH10\930-29314-000-01200



RPID: 36689 Parcel: 930-29314-000 Jefferson County Urban Property Record Card - 2026 Card: 1 of 1

Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE MasonVen	2,206	2,206	5--5	30	1944		A	83,634	54V	45,162			45,162		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)														3,367		
Total														48,550 V		

Ext Wall
- BRICK
- Low Cost
- Standard
- Comb Mtl
- MasonVen
- Other

Foundation
- Open Pier
- Closed Pier
- Slab
- Other

Floor Struct
- Wood SubF
- Elev Slab
- Slab Grade
- Other

Insulation
- Floor
- Wall
- Ceiling

Heat/Cool
- None
- Hot Air/F
- F/W Furn
- Central
- Elec Base
- Elec Ceil
- Other

Floor Cover
- None
- Softwood
- HW Sheath
- HW Parq
- Linoleum
- CarpetTile
- Cer Tile
- Stone
- Other

Basement
- Unfinished
- Finished
- Fin Part

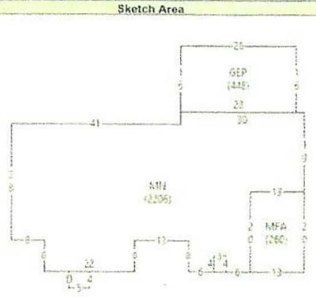
Roof Type
- Hip
- Mansard
- Gambrel
- Arched
- Gable
- Flat
- Dormer
- HipGable
- Other

Roof Cover
- Asp Shing
- Fib Shing
- Wd Shing
- Wd Shakes
- Clay/Slate
- GalvAlum
- Other

Plumbing
- Full 1
- Hall
- Extra

Fireplaces
- Type
- Count

Sketch Area



AAC1726R41D3R30D10L13D20L6H1.5D4L6UR13DR122UL8 ABU31R41CU16*28
ACDAR3ACU20*13 ADR6D6RGCR5*4 AED8R9CU4*3

Building Computation

Base Price		34.47
+/- Grade	950	
Story Hgt Factor	1.000	
Grade Adj Factor	.695	
Composite Factor		.660
Adj Price per SF		22.75
Total Base SF		2,206
Base Value		50,187

Adjustments to Base

Item	S.F./Qty	Rate	Total
Foundation	2,206		
Floor Structure	2,206		
Ins Floor			
Ins Wall	2,206	.45	993
Ins Ceiling			
Heat & Cool	2,206	2.52	5,559
Floor Cover	2,206	1.25	2,758
Roof Cover	2,206		
Plumbing		448.00	
Fireplace			
Basement			

Base Structure and Additive Items

Item	Area	Rate	Factor	REL	Total	NC	HS
A MN	2206	34.47	.660		50,187		
B GEP	448	14.19	.799		5,080		
C MFA	260	19.48	.799		4,046		
D OP2	20	8.68	.799		137		
E OP	12	13.92	.799		133		

Total of Above	60,907
Market Adjustment	1,250
Total Structure RCN	83,634

Inspected LNT 10/30/2019 Contact PI
Revisited Int.Est?
Entered LNT 10/30/2019 Sk. File
Printed 11/2/2026 Status

Outbuildings and Yard Improvements

Item	Type	Qty1	Qty2	UM	QR	Age	Rate	Grade	Rem %	Value	NC	HS
CDW		1100					1.71	1.000	54	1,016		
MP		4	100				5.52	.858	54	1,023		
WF6		300					8.20	1.000	54	1,328		
Total										3,367		

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RPID: 36688 Parcel: 930-29312-000 Jefferson County Urban Property Record Card - 2026 Card: 1 of 1

Ownership Description

Name: PIERCE ARNOLD & DORRIS
1410 S CATALPA ST
PINE BLUFF AR 71603
Subd.: HIGH10 HIGHLAND ADD
S-T-R: 08-06-08
T.D.: 241 24 WATSON CHAPEL
Location: 1410 S CATALPA ST
Legal: BLK 17, LOT 12

Type: RV Res.Vac
Taxable
Neigh: PBORIG
Owner: 477344
Status: Tax Status
Block: 017 Lot: 012
Acres:
City: PINE BLUFF
Map:
Old PID:

Assessment Summary

Year	2023	20%	2000	20 %
Land	2,250	450	1,500	300
Bldgs				
Total	2,250	450	1,500	300

Review Record

Date	By	Reason	Land	Buildings	Total
5/24/2023	KGB	RV	2,250		2,250
5/29/2018	SDH	RA	1,500		1,500
7/1/2013	SDH	RA	1,500		1,500
5/1/2009	SDH	RV	1,500		1,500
5/29/2008	RCP	RA	1,500		1,500
5/24/2000		RA	1,500		1,500

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

Building Permit Record

Date	Amount	Purpose	Note

Ownership Record

Date	Book	Page/Inst#	Amount	Type	Grantee
2/27/2025	539	462		IN	PIERCE ARNOLD & DORRIS
7/25/1984	539	462			PIERCE ARNOLD & WF
1/1/1910	000	0000			TOWNSEND JANIE M

Land Record

Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate Pri/Sec	O	Adj1	%	Adj2	%	Value	NC	HS
	HL	1.000	1.000		000	3000.00	S		25			2,250		
			0.000			0.00						40 X 120		

40 X 120 Total: 2,250

RPID: 36688 Parcel: 930-29312-000 Jefferson County Urban Property Record Card - 2026 Card: 1 of 1

Occupancy	Construction	1st Flr	Total Liv Grade	Age	YC	YR Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS

OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)
Total

Ext Wall
Low Cost
Standard
Comb M/F
Mason/Ven

Foundation
Open Pier
Closed Pier
Slab

Floor Struct
Wood Sub/F
Elev Slab
Slab Grade
Other

Insulation
Floor
Wall
Ceiling

Heat/Cool
None
Hot Air/F
F/W Furn
Central
Elec Base
Elec Ceil

Floor Cover
None
Softwood
H/W Sheath
H/W Parq
Linoleum
Carpet/Tile
Cer Tile
Stone

Basement
Unfinished
Finished
Fin Part

Roof Type
Hip
Mansard
Gambrel
Arched
Gable
Flat
Dormer
Hip/Gable

Roof Cover
Asp Shing
Fib Shing
Wd Shing
Wd Shakes
Clay/Slate
Galv/Alum

Plumbing
Full
Half
Extra

Fireplaces
Type
Count

Sketch Area

Building Computation

Base Price
+/- Grade
Story Hgt Factor
Grade Adj Factor
Composite Factor
Adj Price per SF
Total Base SF
Base Value

Adjustments to Base

Item	S.F./Qty	Rate	Total
Foundation			
Floor Structure			
Ins Floor			
Ins Wall			
Ins Ceiling			
Heat & Cool			
Floor Cover			
Roof Cover			
Plumbing			
Fireplace			
Basement			

Base Structure and Additive Items

Outbuildings and Yard Improvements

Item	Type	Qty1	Qty2	UM	QR	Age	Rate	Grade	Rem %	Value	NC	HS

Total

Total of Above
Market Adjustment
Total Structure RCN

Inspected LNT 10/30/2019 Contact PI
Revisited Int Est?
Entered LNT 10/30/2019 Sk. File
Printed 11/2/2026 Status

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RPID: 36687 Parcel: 930-29311-000 **Jefferson County Urban Property Record Card - 2026** Card: 1 of 1

Ownership Description

Name: LAND4LESS LLC
PO BOX 546
ARECIBO PR 00613-0540
Subd.: HIGH10 HIGHLAND ADD
S-T-R: 08-08-09
T.D.: 241 24 WATSON CHAPEL
Location: 3007 W 15TH AVE
Legal: BLK 17 LOT 11

Type: RV Res Vac
Taxable: NF No-Full
Neigh: PBORIG
Owner: 463859
Status: Tax Status
Block: 017 Lot: 011
Acres
City: PINE BLUFF
Map:
Old PID:

Assessment Summary

Year	2023	20%	2013	20 %
Land	2,250	450	1,500	300
Bldgs				
Total	2,250	450	1,500	300

Review Record

Date	By	Reason	Land	Buildings	Total
6/24/2023	KGH	RV	2,250		2,250
6/29/2018	SDH	RA	1,500		1,500
6/2013	BEW	RC	1,500		1,500
DWG GONE T/O 2013					
1/26/2010	BEW	RC	1,500	100	1,600
ADJ VALUE 10					
10/1/2009	BEW	RC	1,500	1,200	2,700
ADJ VALUE 09					
6/25/2008	RCP	RA	1,500	14,550	16,050

Trend	Street	Utilities	Topography	Landscaping
Improving	Concrete	No Water	High	Excellent
State	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
12/3/2012	25	DR Demo Res	2/6/13 BW DWG GONE T/O 2013
2/28/2008		DR Demo Res	2/2/12 LT PROB FALLING DOWN INSTEAD OF DEMO
2/8/2008			1/26/10 BW/LT ADJ 10 CK 11

Ownership Record

Date	Book	Page	Instd	Amount	Type	Grantee
10/9/2025	2025R-7021			300	LD	LAND4LESS LLC
10/9/2025	2025R-6886			300	LD	LAND4LESS LLC
10/9/2025	2025R-6866				CC	CITY DYNAMIC LLC
8/18/2021	1058 537			50	LD	CITY DYNAMIC LLC

Land Record

Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec D	Adj1	%	Adj2	%	Value	NC	HS
	HL	1.000	1.000			600	3000.00	S	-25			2,250		
			0.000				0.00					40 X 120		

40 X 120 Total: 2,250

RPID: 36687 Parcel: 930-29311-000 **Jefferson County Urban Property Record Card - 2026** Card: 1 of 1

Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS

OBY1 Total Contributory Value (RCN x Accrued Depreciation) x Market Adjustment + Flatted Items + Other Additions

Total 1

Ext Wall
- Low Cost
- Standard
- Comb M/F
- Mason/Ven

Foundation
- Open Pier
- Closed Pier
- Slab

Floor Struct
- Wood Subfl
- Elev Slab
- Slab Gradi
- Other

Insulation
- Floor
- Wall
- Ceiling

Heat/Cool
- None
- Hot Air/F
- FAF Furn
- Central
- Elec Base
- Elec Coil

Floor Cover
- None
- Softwood
- H/W Sheath
- H/W Parq
- Linoleum
- Carpet/Tile
- Cer Tile
- Stone

Basement
- Unfinished
- Finished
- Fin Part

Roof Type
- Flat
- Mansard
- Gambrel
- Arched
- Gable
- Flat
- Dormer
- Hip/Gable

Roof Cover
- Asp Shing
- Fib Shing
- Wd Shing
- Wd Shakes
- Clay/Slate
- Galv/Alum

Plumbing
- Full
- Half
- Extra

Fireplaces
- Type
- Count

Total

Sketch Area

Building Computation

Base Price
+/- Grade
Story Hgt Factor
Grade Adj Factor
Composite Factor
Adj Price per SF
Total Base SF
Base Value

Adjustments to Base

Item	S.F./Qty	Rate	Total
Foundation			
Floor Structure			
Ins Floor			
Ins Wall			
Ins Ceiling			
Heat & Cool			
Floor Cover			
Roof Cover			
Plumbing			
Fireplace			
Basement			

Base Structure and Additive Items

Outbuildings and Yard Improvements

Item	Type	Qty1	Qty2	UM	QR	Age	Rate	Grade	Rem %	Value	NC	HS

Total of Above
Market Adjustment
Total Structure RCN

Inspected: LNT 10/30/2019 Contact Pl
Revisited: Ind Est?
Entered: LNT 10/30/2019 Sk. Fig
Printed: 11/2/2026 Status

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RPID: 36828 Parcel: 930-29448-000 Jefferson County Urban Property Record Card - 2026 Card: 1 of 1

Ownership Description

Name: JOHNSON SANDRA
3005 W 16TH AVE
PINE BLUFF AR 71603
Subd.: HIGH10 HIGHLAND ADD
S-T-R: 08-06-09
T.D.: 241 24 WATSON CHAPEL
Location: 3005 W 16TH AVE
Legal: BLK 32, LOTS 11, 12, 13 & 14

Type: RI Res.Impr
Taxable: O OwnerOcc
Neigh: PBORIG
Owner: 455484
Status: Tax Status:
Block: 032 Lot: 011
Acres:
City: PINE BLUFF
Map:
Old PID:

Assessment Summary

Year	2023	20%	2018	20 %
Land	5,250	1,050	6,000	1,200
Bldgs	68,650	13,730	34,150	6,830
Total	73,900	14,780	40,150	8,030

Review Record

Date	By	Reason	Land	Buildings	Total
6/24/2023	KGB	RV	5,250	68,650	73,900
6/29/2018	SDH	RA	6,000	34,150	40,150
7/1/2013	SDH	RA	6,000	38,100	44,100
6/25/2008	RCP	RA	6,000	48,400	54,400
6/12/2003		RA	6,000	46,250	52,250
5/24/2000		RA	6,000	40,750	46,750

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

Building Permit Record

Date	Amount	Purpose	Note
10/20/2022	7,140	AR Add Altr	2/14/24 JMT DWG HAS NEW ROOF & SHUTTERS $OK
1/29/2010			2/3/11 LT FFA

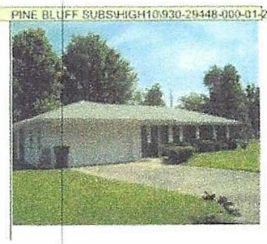
Ownership Record

Date	Book	Page/Instr#	Amount	Type	Grantee
10/17/2022	2022R	9162	103,000	WD	JOHNSON SANDRA
10/28/1987	574	164		QC	DENTON JIMMIE PARISH
9/15/1980	504	324			BUTLER JIMMIE PARISH

Land Record

PINE BLUFF SUBS\HIGH10,930-29448-000-01-200

Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate Pri/Sec	O	Adj1	%	Adj2	%	Value	NC	HS
	HL	1.000	1.000		000	3000.00		S	75			5,250		
			0.000			0.00						160 X 120		



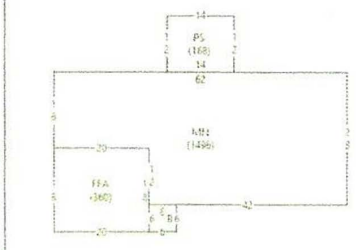
160 X 120 Total: 5,250

RPID: 36828 Parcel: 930-29448-000 Jefferson County Urban Property Record Card - 2026 Card: 1 of 1

Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE MasonVen	1,496	1,496	4+5	25	1972		A	74,043	85O	62,936			62,936		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)														5,696		
Total														68,650 V		

Ext Wall	Roof Type	Roof Cover	Floor Cover	Insulation	Heat/Cool	Basement
BRICK	Hip	Asp Shing	None	Floor	None	Unfinished
Low Cost	Mansard	Fib Shing	Hot Air/F	Wall	Hot Air/F	Finished
Standard	Gambrel	Wd Shing	F/W Furn	Ceiling	F/W Furn	Fin Part
Comb M/F	Arched	Wd Shakes	Central	Heat/Cool	Central	
MasonVen	Gable	Clay/Slate	Elec Base	None	Elec Base	
Other	Flat	GalvAlum	Elec Ceil	Hot Air/F	Elec Ceil	
Foundation	Dormer	Other	Other	F/W Furn	Other	
Open Pier	HipGable	Plumbing	Floor Cover	Central		
Closed Pier	Other	Full 2	None	Elec Base		
Slab	Roof Cover	Half	Softwood	Elec Ceil		
Other	Asp Shing	Extra	HW Sheath	Other		
Floor Struct	Fib Shing	Fireplaces	HW Parq	Heat/Cool		
Wood SubF	Wd Shing	Type	Linoleum	None		
Elev Slab	Wd Shakes	Count	CarpetTile	Hot Air/F		
Slab Grade	Clay/Slate		Cer Tile	F/W Furn		
Other	GalvAlum		Stone	Central		
Insulation	Other		Other	Elec Base		
Floor	Plumbing			Elec Ceil		
Wall	Full 2			Other		
Ceiling	Half			Heat/Cool		
Heat/Cool	Extra			None		
None	Fireplaces			Hot Air/F		
Hot Air/F	Type			F/W Furn		
F/W Furn	Count			Central		
Central				Elec Base		
Elec Base				Elec Ceil		
Elec Ceil				Other		
Other						

Sketch Area



AAGD16R62D28L42D12L20 ABR26D12CR6'6 ACCR20'16 ABD16R24CD12'14

Outbuildings and Yard Improvements

Item	Type	Qty1	Qty2	UM	QR	Age	Rate	Grade	Rem %	Value	NC	HS
CCW		3	50				1.97	.917	85	230		
CDW		18	40				1.83	1.000	85	1,120		
CLF4		100					5.06	1.000	85	430		
CLF6		380					7.42	1.000	85	2,397		
PS		18	20				1.74	.917	85	488		
SUMT		8	12				4.21	1.000	85	344		
SUMT		12	16				4.21	1.000	85	687		
Total										5,696		

Building Computation

Base Price		36.95
+/- Grade	1.050	
Story Hgt Factor	1.000	
Grade Adj Factor	.805	
Composite Factor		.845
Adj Price per SF		31.22
Total Base SF		1,496
Base Value		46,705

Adjustments to Base

Item	S.F./Qty	Rate	Total
Foundation	1,496		
Floor Structure	1,496		
Ins Floor			
Ins Wall			
Ins Ceiling			
Heat & Cool	1,496	2.75	4,114
Floor Cover	1,496	1.46	2,184
Roof Cover	1,496		
Plumbing	1	521.00	521
Fireplace			
Basement			

Base Structure and Additive Items

Item	Area	Rate	Factor	REL	Total	NC	HS
A MN	1496	36.95	.845		46,705		
B OP	36	13.92	.881		441		
C FFA	360	15.69	.881		4,975		
D PS	168	1.91	.917		294		

Total of Above	59,234
Market Adjustment	1.250
Total Structure RCN	74,043

Inspected LNT 10/31/2019 Contact PI
Revisited Int Est?
Entered LNT 10/31/2019 Sk File
Printed 11/2/2026 Status

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RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION

SUBJECT: Use Permit on Review request to place a manufactured home within an R-3, Residential zone at 1715 S. Missouri.

APPLICANT: Dotiana Dawson

ZONING AND LAND USES: R-3, Residential

ZONING:	North:	R-3, Residential	LAND USE:	North:	SF Residence - Abandoned
	South:	R-3, Residential		South:	SF Residences - Stable
	East:	R-3, Residential		East:	SF Residence
	West:	R-3, Residential		West:	Abandoned – Condemned House

History

1-28-2025 6215 Brinkley - allow manufactured home in an R-1 - Failed – Approved by City Council on Appeal
4-26-2025 3400 Taylor Phillips = allow a modular home in an A-R - Approved
6-24-2025 6504 Middle Warren - allow a modular home in an R-1 - Approved

REVIEW

Background and request - The applicant is requesting approval to place a manufactured home on property located at the end of Missouri Street, within an R-3, Residential zoning district. The subject property is approximately 50 feet wide by 130 feet deep. The proposed manufactured home measures approximately 28 feet by 76 feet (2,128 square feet). According to the proposed placement, the home would be positioned parallel to Missouri Street, requiring the use of the adjoining lot to the south to accommodate the structure.

The applicant owns two lots with abandoned residential structures adjoining the property to the north and has indicated an intention to remove them. The request would introduce a manufactured home into a predominantly deteriorated and substantially underutilized residential area.

Three similar requests for manufactured home placement have been approved by the Planning Commission within the past couple of years, including requests in residential zoning districts more restrictive than the subject R-3 district. These previous approvals are relevant when considering consistency in the Commission's treatment of similar applications.

Site and Surrounding Area - The property is located at the terminus of Missouri Street, which is a dead-end street approximately one block in length. The immediate area exhibits considerable residential deterioration and limited occupancy.

- North: Two abandoned residential structures owned by the applicant. The applicant intends to remove these structures. The adjoining lot is necessary to accommodate the proposed manufactured home's placement and orientation.
- South: Residential structures (back yards) traditional stick-built construction
- West /Across the Street: An abandoned, deteriorated residential structure and unmaintained lots.
- East: Single family residence accessed at the dead-end of E. 18th Avenue

The surrounding area is characterized by vacant or poorly maintained properties, abandoned structures, and limited residential occupancy. Consequently, the proposed development would occur in an area where residential reinvestment and the removal of deteriorated structures could provide a positive neighborhood benefit. The applicant's proposed removal of the two abandoned houses is a potentially significant consideration. However, the Commission should distinguish between the proposed future improvements and the existing conditions when evaluating the request.

Zoning and Land Use Considerations - The R-3 zoning district is intended primarily to accommodate residential development. Manufactured home placement must be evaluated under the City's applicable zoning provisions, including any requirements governing manufactured homes, conditional uses, minimum lot dimensions, setbacks, building placement, parking, and site improvements.

The Commission should also consider the following:

- Arkansas Manufactured Home Regulation - Arkansas Code Annotated § 14-54-1604, commonly associated with the Affordable Housing Accessibility Act, requires municipalities with zoning ordinances to allow manufactured homes on individually owned lots in at least one or more residential zoning districts. Municipalities may establish reasonable placement requirements, including foundation enclosures, utility connections, setbacks, off-street parking, and other conditions applicable to single-family residences. However, local requirements cannot prohibit manufactured homes or impose conditions inconsistent with those applicable to other single-family dwellings in the same zoning district.

- HUD Construction and Safety Standards - Manufactured homes constructed after June 15, 1976, are subject to federal HUD Manufactured Home Construction and Safety Standards. The home should bear the appropriate HUD certification label indicating compliance with applicable federal construction and safety requirements.
- Arkansas Installation Requirements - Arkansas Code § 20-25-106 and the Arkansas Manufactured Home Commission's installation regulations establish requirements for the installation and anchoring of manufactured homes. New homes must generally be installed according to the manufacturer's installation instructions, while used homes must comply with applicable state secondary-installation specifications.
- Additional federal requirements under 24 CFR Part 3285 address foundation systems, anchoring, site suitability, and applicable wind and roof-load design zones. These requirements should be addressed through the appropriate installation and permitting process.
- The City should require applicable documentation and inspections through its normal building and permitting procedures rather than establish separate construction or installation standards that conflict with federal or state requirements.
- Accordingly, the Commission should evaluate the proposed manufactured home in a manner consistent with the City's treatment of other permitted single-family residential structures. The fact that the structure is manufactured, by itself, should not be the basis for imposing requirements that would not apply to a conventional single-family dwelling.

Site and Operational Impacts - The subject property is approximately 50 feet by 130 feet. The proposed manufactured home, measuring 28 feet by 76 feet, presents a site-layout consideration because the proposed orientation parallel to Missouri Street would require the use of the adjoining lot to the south. Although the combined property may provide sufficient area to accommodate the proposed structure, the applicant should provide a scaled site plan identifying the boundaries of both lots, the proposed building location, required setbacks, and available access and parking. If both lots are necessary to accommodate the home, the applicant should demonstrate legal ownership or control of both properties and address whether the lots must be formally combined to establish a compliant building site.

No improved off-street parking currently exists on the property. The proposed development should provide the parking required for a single-family residence under the City's applicable zoning provisions. A driveway and parking area should

be identified on the site plan, with consideration given to safe access from the dead-end street.
Other site considerations include:

- Removal of the two abandoned residential structures immediately north of the subject property.
- Removal of accumulated debris and maintenance of the property.
- Establishment of an appropriate driveway and improved off-street parking area.
- Proper drainage and grading to prevent adverse impacts on adjoining properties.
- Installation of the manufactured home in accordance with applicable foundation, anchoring, utility connection, and permitting requirements.

The limited occupancy and deteriorated condition of surrounding properties suggest that the proposed development could represent a positive reinvestment in an otherwise declining residential area. However, the relatively large footprint of the proposed home in relation to the individual lot dimensions makes verification of the combined site configuration particularly important.

Findings and Analysis - The proposed manufactured home represents an opportunity to establish residential occupancy and reinvestment in a substantially deteriorated area. The removal of two abandoned structures owned by the applicant would further contribute to neighborhood improvement. The limited number of occupied residences along Missouri Street and the surrounding vacant and deteriorated properties suggest that the proposal is unlikely to introduce a substantial change in the existing character of the immediate area.

Additionally, three similar manufactured home requests have been approved by the Planning Commission and / or City Council in more restrictive residential zoning districts within the past couple of years. Those approvals provide relevant precedent for considering this request, subject to consistent application of applicable zoning requirements.

The primary concerns involve the proposed home's placement, the need to utilize the adjoining lot to the south, and the absence of improved off-street parking. Approval should therefore be contingent upon demonstrating that the combined property provides a compliant building site and that required parking, access, setbacks, drainage, and other applicable residential standards can be satisfied.

RECOMMENDATION

The Commission should find that the proposed use is reasonably compatible with the surrounding residential area and that the redevelopment of the property could contribute to neighborhood stabilization, provided the identified site and development requirements are satisfied.

Approval is recommended subject to the following conditions:

1. The applicant must demonstrate legal ownership or control of the adjoining property necessary to accommodate the proposed manufactured home and complete any required lot consolidation.
2. A scaled site plan must be submitted and approved, identifying the manufactured home, property boundaries, setbacks, driveway, parking, and drainage provisions.
3. Required off-street parking and suitable vehicular access must be provided.
4. The two abandoned residential structures adjoining the property to the north must be removed as represented by the applicant.
5. The property must be cleared of debris and maintained in a manner consistent with residential property standards.
6. The manufactured home must bear applicable HUD certification and comply with Arkansas Manufactured Home Commission installation and anchoring requirements, including all applicable building, utility, and inspection requirements.
7. Standard building and fire inspection department approvals.

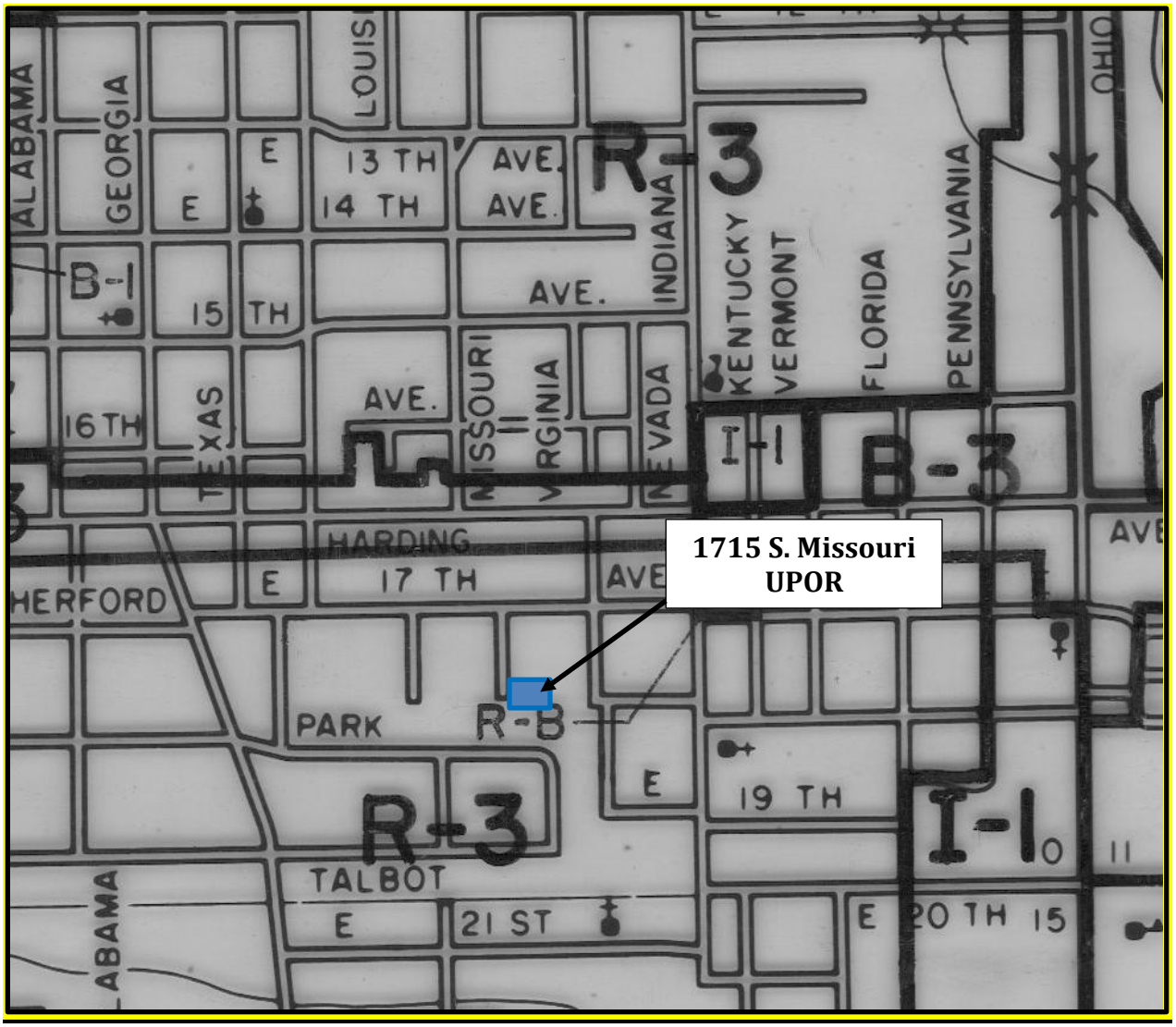
Notes: Additional considerations for the Commission

It should be noted that when presenting this case:

- State law: Arkansas law is particularly important here. The city cannot effectively exclude manufactured homes from individually owned residential lots or impose requirements that are inconsistent with those imposed on conventional single-family homes. The Commission should focus on legitimate site-development issues rather than the manufactured nature of the dwelling.
- Prior approvals: The three previous approvals in more restrictive zoning districts strengthen the argument for consistent treatment. Unless there are material differences, denying this request solely because it involves a manufactured home could create an inconsistency in the City's decision-making.

- Property configuration: This is probably the strongest legitimate issue to address. A 76-foot-long home cannot be accommodated within the 50-foot street frontage if its long side is parallel to Missouri Street without extending

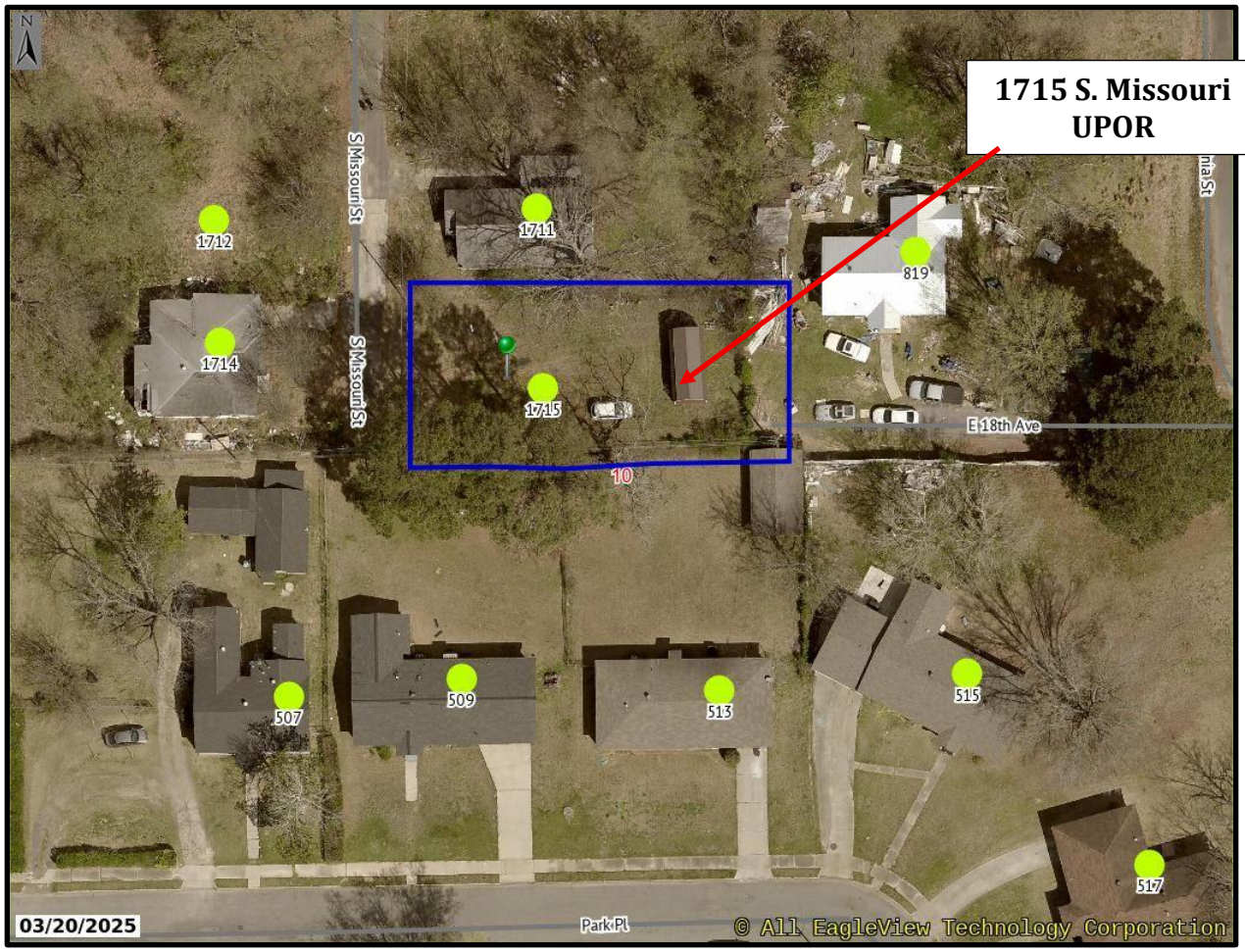
  onto the adjoining property. The applicant needs to establish a legally compliant building site before placement.



Zoning Map



Ownership map



Aerial photo



1715 S. Missouri



House north and adjoining 1715 S. Missouri



Single family residence – back side (Houses front Park Place)



Single family residence – back side (Houses front Park Place)




Property west and directly across street from 1715 S. Missouri



Vacant – Abandoned house 2 lots north of 1715 S. Missouri



House and vacant lot at entrance of W. 17th



View south down Missouri from W. 17th

Next two photos west side of Missouri from W. 17th toward dead end





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: Dotiana Dawson

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

Property/Parcel ID No. 930-43239-000,930-43240-000, 930-43241-000

Size of Property (acres): 0.642 Current Zoning: R-3 Residential Ward: 1

Applicant / Business Owner

Name: Dotiana Dawson
Address: 3717 West 14th Avenue
Telephone: 870-868-1761
Email: [redacted]
Fax: _____

Property Owner ***(Must be filled out if different)***

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

Who will run the business? NA 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? _____

Dotiana Dawson 10-30-26
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.)*

Dotiana Dawson 10-30-26	_____
Signature Date	Signature Date
Dotiana Dawson	_____
Printed Name	Printed Name
Owner X *or Authorized Agent* _____ (Check one)	*Owner* _____ *or Authorized Agent* _____ (Check one)

Submission Deadline: _____ Expected Planning Commission Meeting Date: _____

• ***SEE REVERSE SIDE FOR SUBMISSION REOUIREMENTS*** •

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

No current use, vacant

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

Install a 2,100 square-foot HUD Code Manufactured home on the property for a permanent family residence

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

I inherited/own the property and the approval of this application will allow a HUD Code Manufactured Home to be placed on the land. The proposed house will have a substantive 2,100 square-feet of space for use as a permanent family residence. The proposed use will remain residential and is intended to be compatible with the residential code of the surrounding neighborhood. The house will be professionally installed in accordance with applicable building, set back, utility, foundation and other City requirements. The surrounding area includes vacant lots, mature trees, existing residential uses, and properties in need of reinvestment. Placement of a new, professionally installed 2,100 square-feet would represent a substantial private investment and improve the appearance and residential use of the subject property.

Considering the existing condition of the surrounding area, the proposed family residence is not anticipated to adversely affect surrounding properties and would represent a significant investment in the neighborhood.

Dear Members of the Planning Commission:

I respectfully request approval to place a manufactured home on my property, which is currently zoned R-3.

I inherited this property, and it has special significance to my family. I would like the opportunity to use it as my residence rather than leaving it vacant and neglected.

I understand that manufactured homes are generally permitted in R-4 zoning districts. However, I respectfully ask the Commission to consider the specific circumstances of my request and the condition and character of the surrounding neighborhood.

Some properties in the surrounding area are vacant, deteriorated, or in need of improvement. I believe placing a well-maintained manufactured home on my property would improve the area and add to, rather than detract from, the neighborhood's residential character. My intention is to properly maintain the home, yard, and property, and make a positive investment in the neighborhood.

I am willing to comply with all applicable requirements regarding placement and appearance of the home, including setbacks, foundation or skirting, parking, utilities, landscaping, and any other reasonable conditions required by the City.

I also understand that manufactured homes have been approved in other areas of the City within more restrictive zones than R-3, to the extent that those properties were not similarly zoned and situated. I simply ask that I be given the same consideration.

I recognize the importance of the City's zoning regulations and am not asking that those requirements simply be disregarded. Rather, I am asking the Commission to consider the individual circumstances of this inherited property, the existing condition of the surrounding area, and the positive impact that placing and maintaining a quality residence on this property could have on the neighborhood.

I respectfully request favorable consideration of my application for a Use Permitted on Review.

Thank you for your time and consideration.

Sincerely,



Dotiana Dawson

S. Missouri St is a dead end street off of 17t. The right side of the street is completely unoccupied, and there is ony one dilapidated house at the end of the street. There is one occupied home at the beginning of the street on the left side. I own the rest of the properties on the left side: 1707/1709, 1711, and 1715. The structures on 1707 and 1711 wil be torn down and utilized as a playground and garden area for our children, and a home will be placed on 1715 (with your permission). I have attached a drawing with the proposed home and layout.



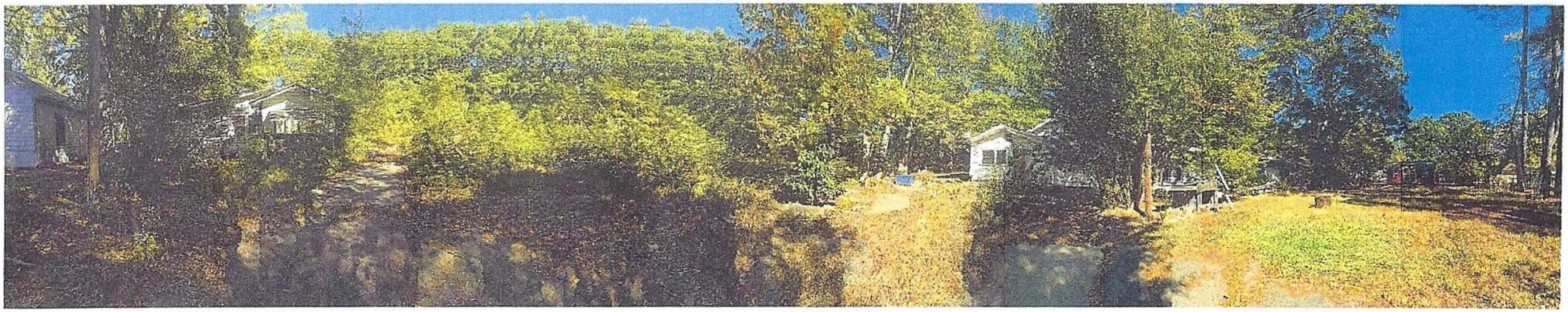
107/1709: 930-43239-000



1711 : 930-43240-000



1715-930-43241-000



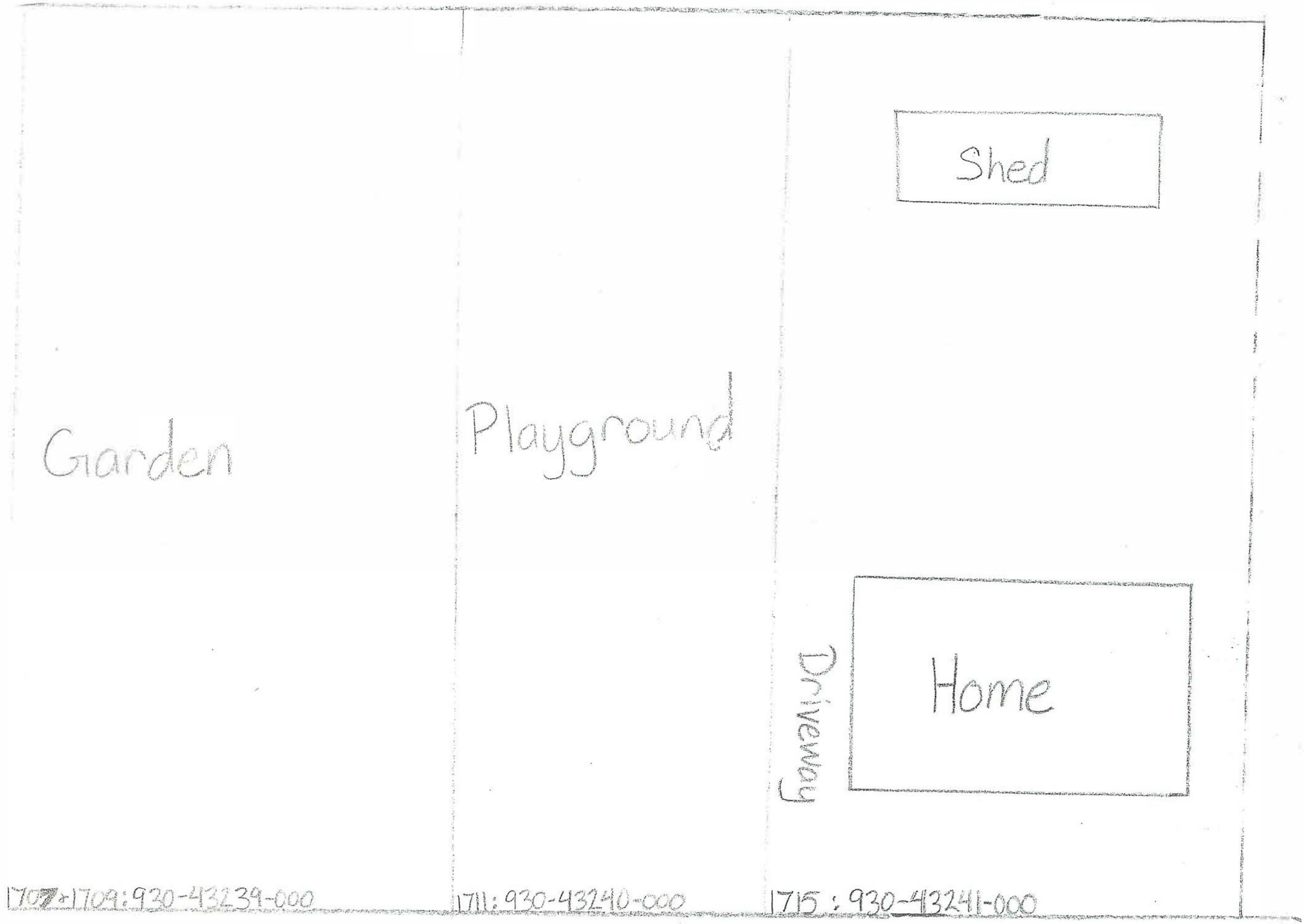
1707 1709 1711 1715

Google Maps

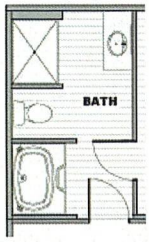


Imagery ©2026 Airbus, Map data ©2026 Google 20 ft

Measure distance
Total area: 5,797.65 ft² (538.62 m²)
Total distance: 331.00 ft (100.89 m)


Shed
Garden
Playground
Driveway
Home
1707-1709: 930-43239-000
1711: 930-43240-000
1715 : 930-43241-000

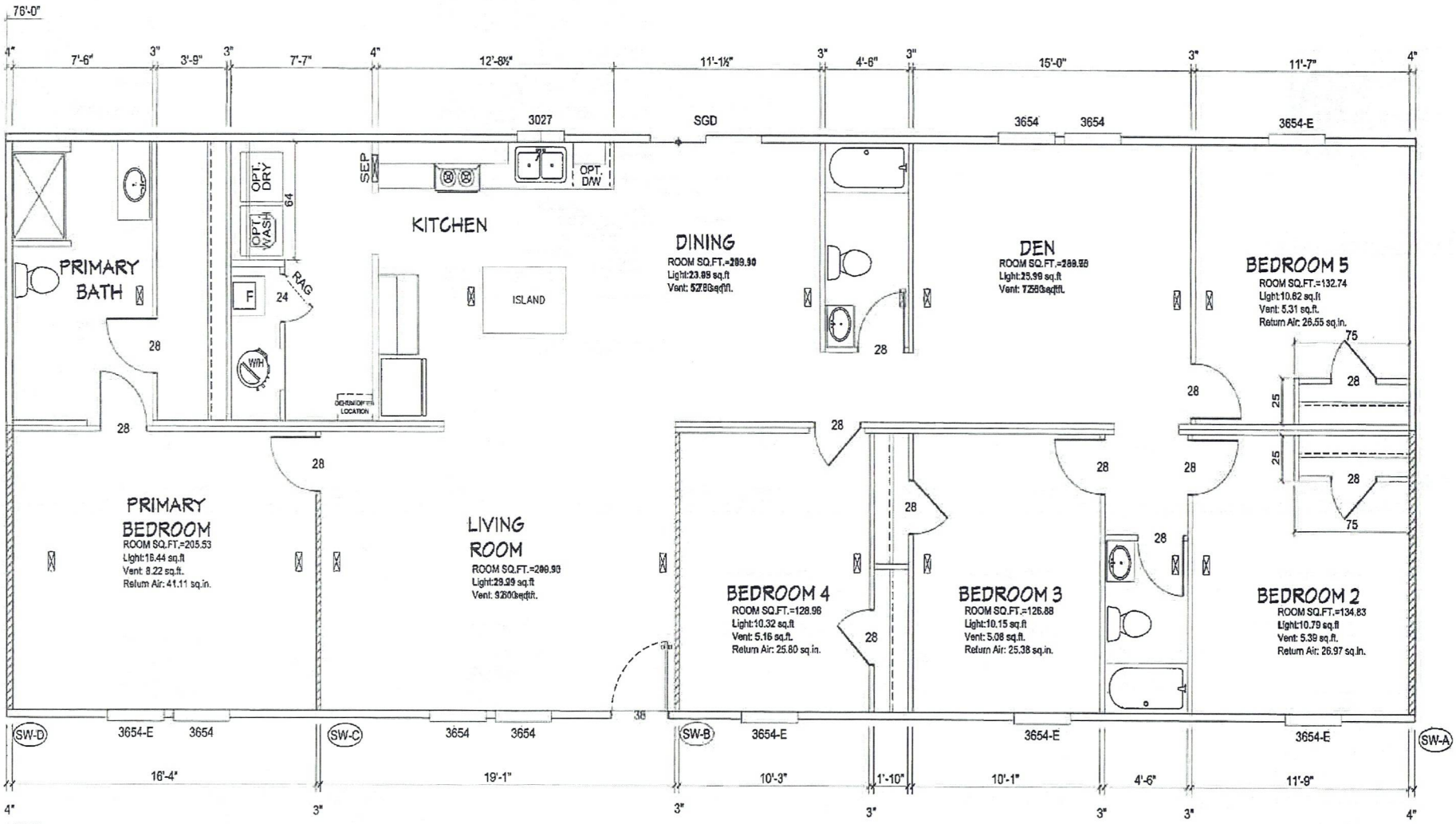


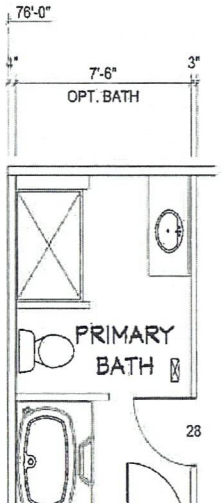

BATH


SGD
BATH
UTILITY
KITCHEN
DINING
11'-5" x 12'-7"
BATH 2
DEN
15'-0" x 12'-7"
BEDROOM 5
11'-7" x 12'-7"
PRIMARY
BEDROOM
16'-4" x 12'-7"
LIVING
ROOM
19'-1" x 12'-7"
BEDROOM 4
10'-3" x 12'-7"
BEDROOM 3
10'-1" x 12'-7"
BEDROOM 2
11'-9" x 12'-7"
BATH 3

FLEX
10'-3" x 12'-7"







TRU AL CALC

Model # TRU-2876-53-1 — Minimum Joist Spacing 16"

Box Width =	158"	Double wide	No Offset Box
Box Length =	76 ft.	99.5" 12" MIN.I-BEAM	No Clerestory
No Skylights			No Origami Dormer
No Porches			No Sunken Floor
Joist Size =	#2 spf 2x6	Laps 9Mx3"	No Parapet Roof

Version R13.20

Wind Zone 1 Standard Roof — 7/16" sheathing only with 1 ply @ 6 1/2 cm — 60 inch sidewall
2 x 6 @ 16oc — 2x6 SPF #2 Top Plate & Sill
Shearwall Construction — Roof Sheathing 7/16" OSB

Shearwall	Dist./ Hitch	Length	PLF	# of Joists	Laps	Notes
A	0"	132"	210	2	2/1	
D	76"	132"	210	2	2/1	

Wind Zone 2 Standard Roof — 7/16" sheathing only with 1 ply @ 6 1/2 cm — 60 inch sidewall
2 x 6 @ 16oc — 2x6 SPF #2 Top Plate & Sill
Shearwall Construction — Roof Sheathing 7/16" OSB

Shearwall	Dist./ Hitch	Length	PLF	# of Joists	Laps	Notes
A	0"	Full	415	2	4/4	
B	38.87"	Full	510	2	4/4	
D	75.99"	Full	415	2	4/4	

Wind Zone 3 Standard Roof — 7/16" sheathing only with 1 ply @ 6 1/2 cm — 60 inch sidewall
2 x 6 @ 16oc — 2x6 SPF #2 Top Plate & Sill
Shearwall Construction — Roof Sheathing 7/16" OSB

Shearwall	Dist./ Hitch	Length	PLF	# of Joists	Laps	Notes
A	0"	Full	415	2	4/4	
B	38.87"	Full	510	2	4/4	

MP-28.TRU-2876-53-1.1

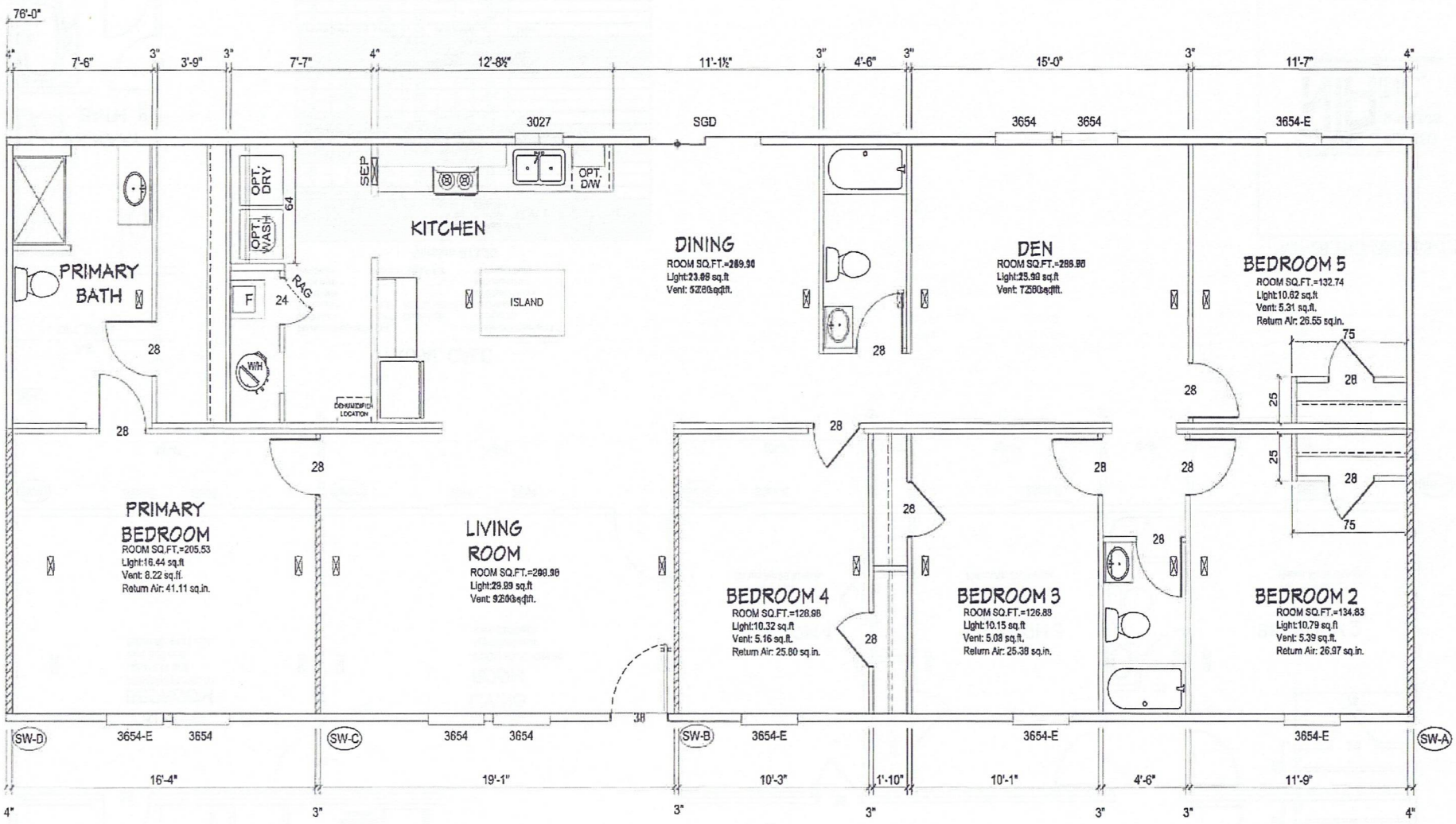
APPROVED BY NTA INC. FEDERAL MANUFACTURED HOME CONSTRUCTION AND SAFETY STANDARDS
REVISED 9/10/2025

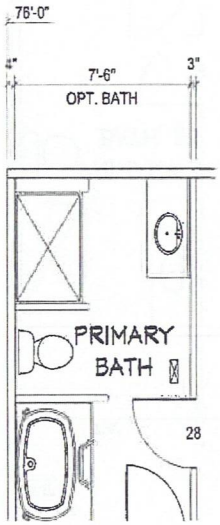
Clayton Built

DATE
REVISION

MODEL NAME: Redwood
MODEL NO.: TRT28765R
BOX SIZE: 28' x 76'
MODEL SQ. FT.: 2,001

DRAWN BY: Jeremy Huiting
DATE DRAWN: 1/19/2024
DATE PRINTED: 9/10/2025
SCALE: 3/16"=1'
PLAN NO.: TRU-2876-53-1
SHEET NAME: FLOOR PLAN
SHEET NO.:





TRU 1HBG CALC

Model # TRU-2876-53-1 | Minimum Joist Spacing 16"
Box Width = 168" | Double wide | No Offset Box
Box Length = 76 ft. | SDS 12" MIN RISE/M | No Chimney
No Skylights | No Origami Dormer
No Porches | No Sunken Floor
Joist Size = #2 sp 2x6 | Lags 5x5/0" | No Parapet Roof

Version R14.00

Wind Zone 1 Standard Roof — 7/16" Rated Sheathing and Ceiling Board with 10 ga staple @ 6/12 (295,315) Chords: 2x4 SPF #3 Top Plate spliced w/2x4 MCP & 2x3 SPF Rail spliced w/ 2x4 MCP — 96 inch sidewall

Diaphragm Construction — Block Dist. X=47

Shearwall	Dist./ Hitch	Length	PLF	# of Joists	Lags	Notes
A	0'	1/2"	250	2	2/1	
D	76'	1/2"	250	2	2/1	

Wind Zone 2 Standard Roof — 7/16" Rated Sheathing and Ceiling Board with 10 ga staple @ 6/12 (295,315) Chords: 2x4 SPF #3 Top Plate spliced w/2x4 MCP & 2x3 SPF Rail spliced w/ 2x4 MCP — 96 inch sidewall

Diaphragm Construction — Block Dist. X=47

Shearwall	Dist./ Hitch	Length	PLF	# of Joists	Lags	Notes
A	0'	Full	250	2	3/2	
B	39.68'	Full	430	2	3/3	
C	59.21'	1/2"	430	3	4/1	
D	76'	1/2"	180	2	2/1	

Wind Zone 3 Standard Roof — 7/16" Rated Sheathing and Ceiling Board with 10 ga staple @ 6/12 (295,315) Chords: 2x4 SPF #3 Top Plate spliced w/2x4 MCP & 2x3 SPF Rail spliced w/ 2x4 MCP — 96 inch sidewall

Diaphragm Construction — Block Dist. X=47

Shearwall	Dist./ Hitch	Length	PLF	# of Joists	Lags	Notes
A	0'	Full	430	2	4/4	
B	39.68'	Full	520	2	4/4	
C	59.21'	1/2"	430	3	4/1	

MP-28.TRU-2876-53-1.0.100

APPROVED BY
NTA INC.
9/10/2025
FEDERAL MANUFACTURED HOME CONSTRUCTION AND SAFETY STANDARDS

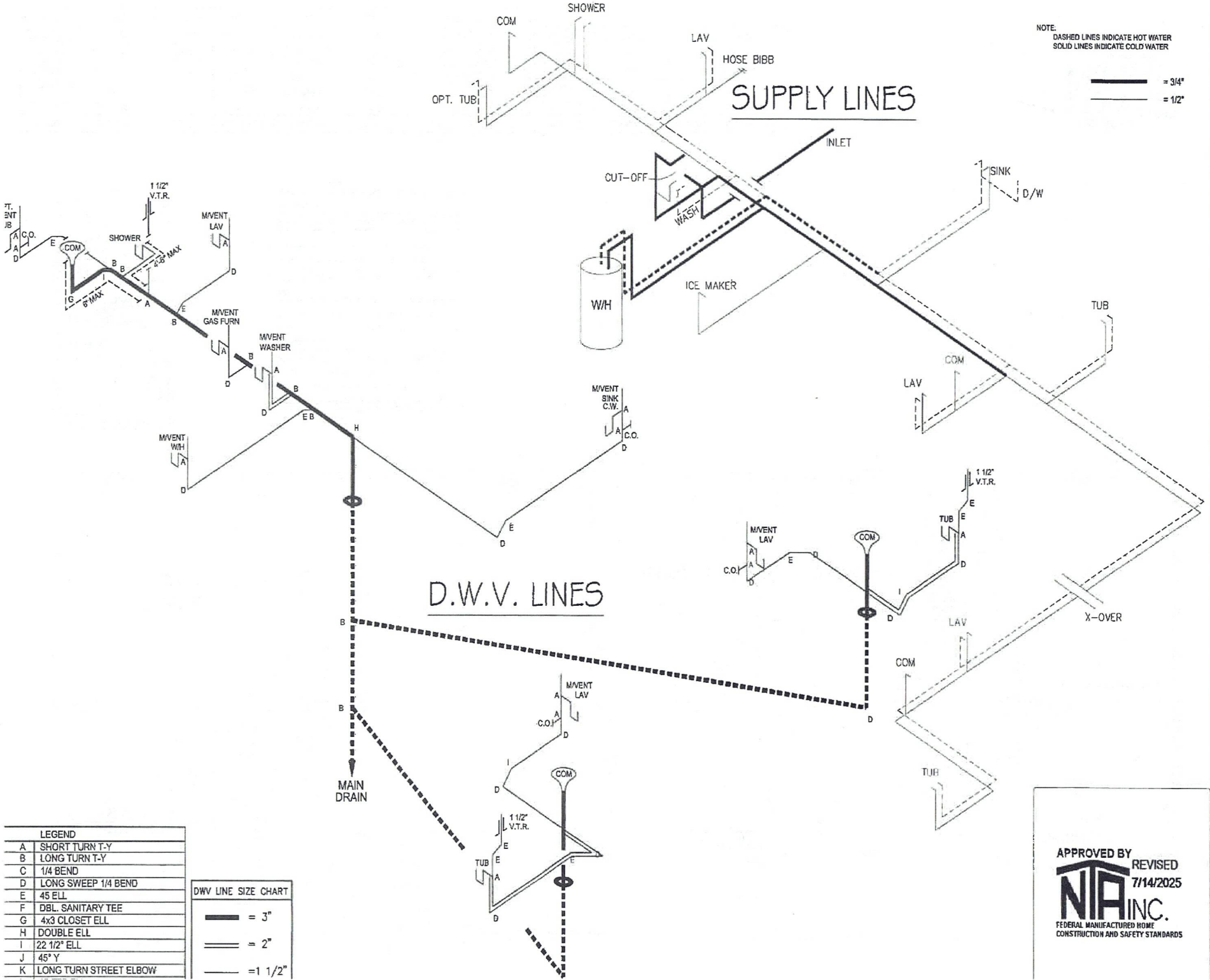
Clayton Built

DATE

REVISION

MODEL NAME: Redwood
MODEL NO.: TRT28765R
BOX SIZE: 28' x 76'
MODEL SQ. FT.: 2,001

DRAWN BY: Jeremy Huiting
DATE DRAWN: 1/19/2024
DATE PRINTED: 9/10/2025
SCALE: 3/16"=1'
PLAN NO.: TRU-2876-53-1
SHEET NAME: FLOOR PLAN
SHEET NO.: FP 0 N



	LEGEND
A	SHORT TURN T-Y
B	LONG TURN T-Y
C	1/4 BEND
D	LONG SWEEP 1/4 BEND
E	45 ELL
F	DBL. SANITARY TEE
G	4x3 CLOSET ELL
H	DOUBLE ELL
I	22 1/2° ELL
J	45° Y
K	LONG TURN STREET ELBOW

DWV LINE SIZE CHART

= 3"

= 2"

=1 1/2"

APPROVED BY NTA INC.
FEDERAL MANUFACTURED HOME CONSTRUCTION AND SAFETY STANDARDS

REVISED 7/14/2025

Clayton Built

DATE

REVISION

MODEL NAME: Redwood
MODEL NO.: TRT28765R
BOX SIZE: 28' x 76'
MODEL SQ FT: 2,001

DRAWN BY: Jeremy Huiting

DATE DRAWN: 1/19/2024

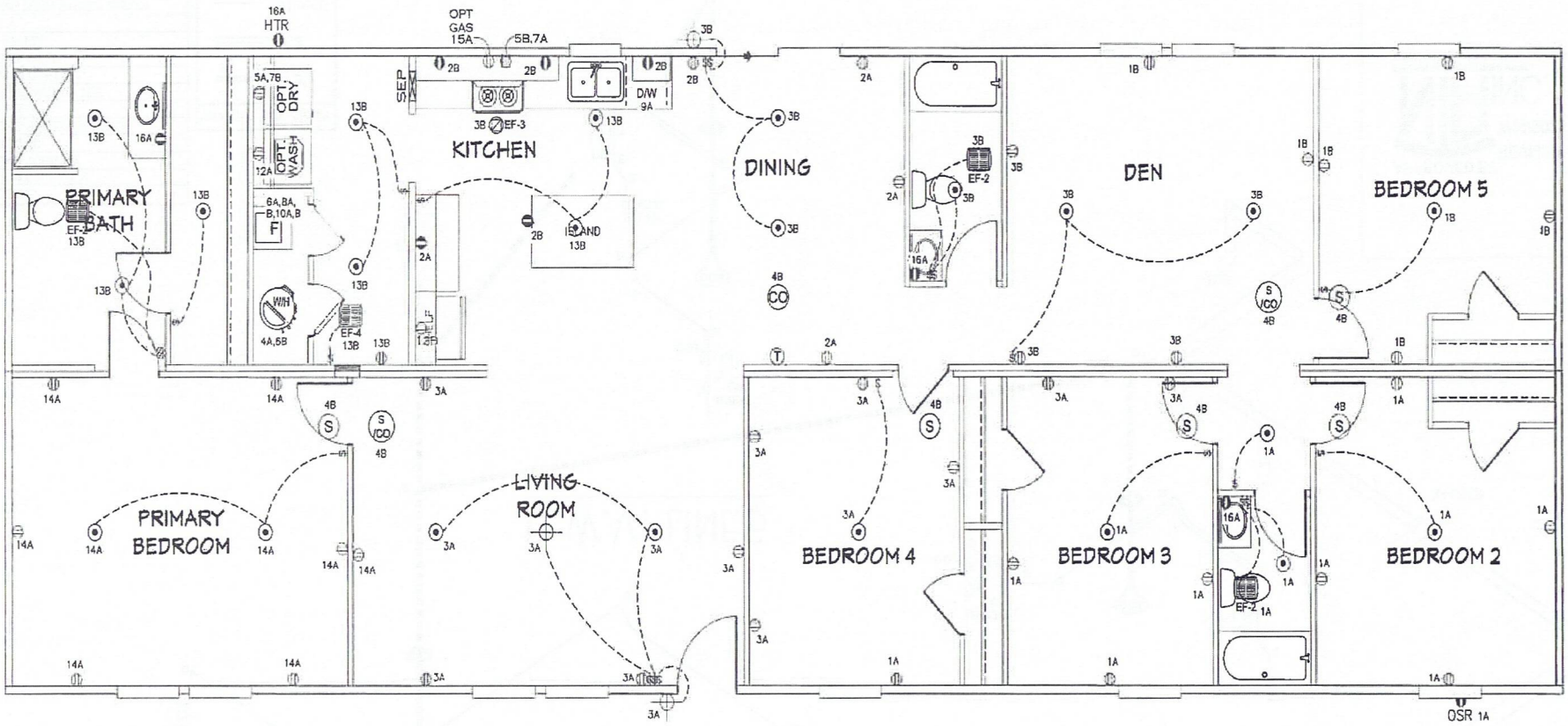
DATE PRINTED: 7/8/2025

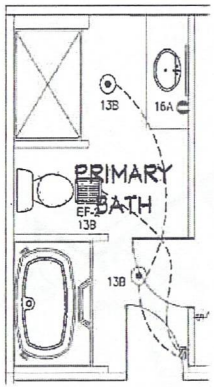
SCALE: 3/16"=1'
* UNLESS OTHERWISE NOTED

PLAN NO.: TRU-2876-53-1

SHEET NAME: D.W.V. & SUPPLY

SHEET NO.: PL-1





NOTES:

1. ALL CIRCUITS SHOWN ARE FOR REFERENCE AND MAY BE CHANGED BASED ON OPTIONAL COMPONENTS INSTALLED IN THE HOME.
2. REFER TO DAPIA MANUAL FOR SYMBOL CHART.
3. EITHER LIGHT OR RECEPTACLE MUST CONNECT TO SWITCH.
4. EF-1= 50 CFM EXHAUST FAN REQUIRED FOR THERMAL ZONE III THERMAL ZONES I & II MAY USE FAN OR WINDOW W/1.5 SQ. FT. OPENABLE GLASS.
5. EF-2= 50 CFM EXHAUST FAN REQUIRED THERMAL ZONE I, II, AND III.
6. EF-3= 100 CFM RANGE EXHAUST FAN, SWITCH AT HOOD.
7. EF-4= WHOLE HOUSE VENTILATION REQUIREMENTS PER DAPIA MANUAL.
8. REFER TO DAPIA MANUAL OR THE MFG. INSTALLATION INSTRUCTIONS FOR PROPER WIRE SIZE AND BREAKER SIZE FOR SPECIFIC APPLIANCE AND MODEL BEING INSTALLED.
9. ALL SMOKE ALARMS TO BE LOCATED ON THE CEILING.
10. CARBON MONOXIDE ALARMS ARE ONLY REQUIRED WHEN HOME HAS EITHER FUEL BURNING APPLIANCES, IS GARAGE READY OR IS BASEMENT READY. REFERENCE DAPIA MANUAL FOR ADDITIONAL INFORMATION.
11. DIMENSIONS SHOWN ON PRINT ARE APPROXIMATE AND TO BE USED ONLY AS A GUIDELINE.

CIRCUIT	CIRCUIT #	WIRE	BREAKER
LIGHT/RECEP	1A,3A,13B,14A	14-2	15-SP
LIGHT/RECEP	1B, 3B, 14B	14-2	15-SP
KITCHEN	2A, 2B	12-2	20-SP
WASHER	12A	12-2	20-SP
RANG HOOD/ MICROWAVE	15B	SEE NOTE #8	
OPT. GAS RANG	15A	SEE NOTE #8	

CIRCUIT	CIRCUIT #	WIRE	BREAKER
DRYER	5A,7B	SEE NOTE #8	
WATER HEATER	4A,6B	SEE NOTE #8	
RANGE	5B,7A	SEE NOTE #8	
FURNACE	6A,8A,B,10A,B	SEE NOTE #8	
OPT D/WASH	9A	SEE NOTE #8	
SMOKE/CO DECT.	4B	SEE NOTE #8	
REFER	12B	SEE NOTE #8	

CIRCUIT	CIRCUIT #	WIRE	BREAKER
BATHROOM	16A	12-2	20-SP
OPT G/DISP	9B	SEE NOTE #8	
OPT SPA/ WP/JAC	11A,B	SEE NOTE #8	
FREEZER	13A	SEE NOTE #8	
OPT ELEC. FIREPLACE	16B	SEE NOTE #8	

APPROVED BY NTA INC.
FEDERAL MANUFACTURED HOME CONSTRUCTION AND SAFETY STANDARDS
REVISED 7/14/2025

MP-28 TRU-2876-53-1-2

Clayton Built

DATE
REVISION

MODEL NAME Redwood
MODEL NO. TRT28765R
BOX SIZE 28' x 76'
MODEL SQ FT 2,001

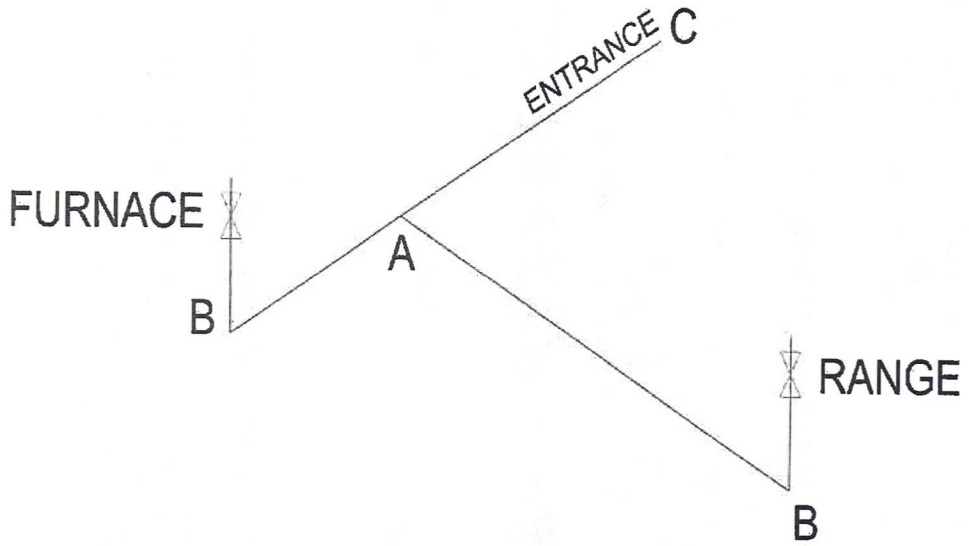
DRAWN BY Jeremy Huiting
DATE DRAWN 1/19/2024
DATE PRINTED 7/8/2025
SCALE 3/16"=1'
*UNLESS OTHERWISE NOTED
PLAN NO. TRU-2876-53-1
SHEET NAME ELEC. PLAN
SHEET NO. EL-1

LEGEND	
SYM	FITTINGS
A	TEE
B	90 ELL
⧖	VALVE
C	CAP

APPLIANCE BTU's RATINGS MAX. INPUT		
FURNACE	60,000	BTU'S
W/H	N/A	BTU'S
RANGE	52,000	BTU'S
DRYER	N/A	BTU'S

GAS LINE SIZE CHART	
━━	= 1"
──	=3/4"

MDL= 15'



NOTES:
1) ALL PIPE IS 3/4" I.D.CAST (EXCEPT WHERE NOTED OTHERWISE)
2) MDL=MAX. DETERMINED LENGTH OF PIPE
3) FITTING MAY BE ADDED OR SUBTRACTED TO TRAVERSE VARIATIONS IN AXLE QUANTITY, PLACEMENT, AND FRAME TYPE.
4) INLET LOCATION MAY VARY TO STAY WITHIN MAX. DETERMINED LENGTH

APPROVED BY
NTA INC. 1/28/2025
FEDERAL MANUFACTURED HOME CONSTRUCTION AND SAFETY STANDARDS

Clayton Built

DATE

REVISION

MODEL NAME: 28 x 76 NEED NAME
MODEL NO: TRU28765"?"
BOX SIZE: 28' x 76'
MODEL SQ. FT.: 2,001

DRAWN BY: Jeremy Hulting
DATE DRAWN: 1/19/2024
DATE PRINTED: 1/24/2025
SCALE: 3/16"=1'
* UNLESS OTHERWISE NOTED
PLAN NO.: TRU-2876-53-1
SHEET NAME: GAS LINES
SHEET NO.:

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wrightsoft®

Manual S Compliance Report

Entire House

Clayton Homes

5000 Clayton Road, Maryville, TN 37804 Phone: 865-380-3000

APPROVED BY NTA INC. 1/28/2025
FEDERAL MANUFACTURED HOME CONSTRUCTION AND SAFETY STANDARDS

Job: TRU-2876-53-1-FDJ
Date: 1/24/25
By: JH

Project Information

For: TRU-S009-76-3-FDJ, TRU

TRU-2876-53-1-FDJ - ZERH TN SG25 TZ 2

Cooling Equipment

Design Conditions

Outdoor design DB:	90.4°F	Sensible gain:	17921	Btuh	Entering coil DB:	76.7°F
Outdoor design WB:	73.3°F	Latent gain:	4542	Btuh	Entering coil WB:	63.8°F
Indoor design DB:	75.0°F	Total gain:	22463	Btuh		
Indoor RH:	50%	Estimated airflow:	920	cfm		

Manufacturer's Performance Data at Actual Design Conditions

Equipment type: Split ASHP
Manufacturer: Smart Comfort Model: R4H5S30*K*AAA*+FEVA0036**+NAVA43601CK

Actual airflow:	920	cfm		
Sensible capacity:	21846	Btuh	122% of load	
Latent capacity:	5185	Btuh	114% of load	
Total capacity:	27031	Btuh	120% of load	SHR: 81%

Heating Equipment

Design Conditions

Outdoor design DB:	21.0°F	Heat loss:	27488	Btuh	Entering coil DB:	64.6°F
Indoor design DB:	70.0°F					

Manufacturer's Performance Data at Actual Design Conditions

Equipment type: Split ASHP
Manufacturer: Smart Comfort Model: R4H5S30*K*AAA*+FEVA0036**+NAVA43601CK

Actual airflow:	920	cfm				
Output capacity:	28000	Btuh	102% of load		Capacity balance:	25 °F
Supplemental heat required:	0	Btuh			Economic balance:	-99 °F

Backup equipment type: Elec strip
Manufacturer: Smart Comfort Model: FEVA003610

Actual airflow:	920	cfm			
Output capacity:	10.0	kW	124% of load	Temp. rise:	35 °F

Meets all requirements of ACCA Manual S.

wrightsoft®

Project Summary
Entire House
Clayton Homes

5000 Clayton Road, Maryville, TN 37804 Phone: 865-380-3000

APPROVED BY NTA INC. 1/28/2025
FEDERAL MANUFACTURED HOME CONSTRUCTION AND SAFETY STANDARDS

Job: TRU-2876-53-1-FDJ
Date: 1/24/25
By: JH

Project Information

For: TRU-S009-76-3-FDJ, TRU

Notes: Duct Capicity: 30,667 btuh

Design Information

Weather: TN 25

Winter Design Conditions

Outside db	21	°F
Inside db	70	°F
Design TD	49	°F
Ventilation Method	MJ8	

Summer Design Conditions

Outside db	90	°F
Inside db	75	°F
Design TD	15	°F
Daily range	M	
Relative humidity	50	%
Moisture difference	34	gr/lb

Heating Summary

Structure	20774	Btuh
Ducts (R-8.0)	1509	Btuh
Central vent (100 cfm)	5205	Btuh
Outside air		
Humidification	0	Btuh
Piping	0	Btuh
Equipment load	27488	Btuh

Sensible Cooling Equipment Load Sizing

Structure	15559	Btuh
Ducts (R-8.0)	726	Btuh
Central vent (100 cfm)	1636	Btuh
Outside air		
Blower	0	Btuh
Use manufacturer's data	n	
Rate/swing multiplier	0.95	
Equipment sensible load	17096	Btuh

Infiltration

Method	Simplified
Construction quality	Average
Fireplaces	0

	Heating	Cooling
Area (ft²)	2014	2014
Volume (ft³)	16112	16112
Air changes/hour	0.32	0.16
Equiv. AVF (cfm)	86	43

Latent Cooling Equipment Load Sizing

Structure	2149	Btuh
Ducts	186	Btuh
Central vent (100 cfm)	2208	Btuh
Outside air		
Equipment latent load	4542	Btuh
Equipment Total Load (Sen+Lat)	21639	Btuh
Req. total capacity at 0.70 SHR	2.0	ton

Heating Equipment Summary

Make	Smart Comfort
Trade	15 SEER2 R SERIES R410A HP
Model	R4H5S30*K*AAA*
AHRI ref	210537970

Efficiency	7.5 HSPF2	
Heating input		
Heating output	28000	Btuh @ 47°F
Temperature rise	29	°F
Actual air flow	920	cfm
Air flow factor	0.041	cfm/Btuh
Static pressure	0.30	in H2O

Space thermostat
Capacity balance point = 25 °F

Backup: Smart Comfort FEVA003610
Input = 10 kW, Output = 34121 Btuh, 100 AFUE

Cooling Equipment Summary

Make	Smart Comfort
Trade	15 SEER2 R SERIES R410A HP
Cond	R4H5S30*K*AAA*
Coil	FEVA0036**+NAVA43601CK
AHRI ref	210537970
Efficiency	12.0 EER2,14.3 SEER2

Sensible cooling	19320	Btuh
Latent cooling	8280	Btuh
Total cooling	27600	Btuh
Actual air flow	920	cfm
Air flow factor	0.056	cfm/Btuh
Static pressure	0.30	in H2O
Load sensible heat ratio	0.80	

Calculations approved by ACCA to meet all requirements of Manual J 8th Ed.

CLAYTON HOME BUILDING GROUP

28x76

Model Number	TRU28765	Drawing Number	TRU-2876-53-1	Version 20
Serial Number	X			

BOX SIZE: 26.33 ft. x 76 ft.
AVG. SIDEWALL HEIGHT = 7 FEET
PERCENTAGE OF CEILING THAT IS VAULTED = 60.5%
12 INCH DIAMETER XOVER DUCT AREA = 78.5 SQ.FT. MAX. WITH R-8 INSULATION
IN-FLOOR DUCT SYSTEM

	UNHEATED FLOOR	WALL	FLAT / VAULT ROOF
INSULATION VALUES	R-21 OR / R-11 FW / R-22 BIB	R-15	R-35 / R-35
DAPIA PAGE	THP-281	THP-504	THP-1287 / THP-2346
U VALUE (BTUH/SQ.FT.-F)	0.0315	0.0749	0.0285/0.0305

Combined Uo for Data Plate = 0.0297

Overhead Duct	
Diameter	Length
4	0
5	0
6	0
7	0
8	0
9	0
10	0
11	0
15	0
Exterior Supply	Length
14	0
16	0
Exterior Return	Length
14	0
16	0

APPROVED BY NTA INC. 1/28/2025
FEDERAL MANUFACTURED HOME CONSTRUCTION AND SAFETY STANDARDS

		Area	U Value	UA
Doors:	Front	18.33	0.189	3.46
	Rear	0.00	0.189	0.00
	Other Door	38.52	0.300	11.56
	Other Door	0.00	0.330	0.00
	OSB	0.00	0.000	0.00
	Skylights	0.00	0.330	0.00
Window Glass Area:	Standard	144.00	0.300	43.20
	Option	0.00	0.300	0.00
Net:	Floor	2001.33	0.032	63.04
	Wall	1231.82	0.075	92.26
	Ceiling	2001.33	0.0297	59.46
Th. Zone 1:	Ext. Duct	78.50	0.242	18.98
Th. Zone 2:	Ext. Duct	78.50	0.223	17.48
Th. Zone 3:	Ext. Duct	78.50	0.206	16.14
Overhead TZ 1:	Supply	0.00	0.000	0.00
Overhead TZ 2:	Supply	0.00	0.000	0.00
Overhead TZ 3:	Supply	0.00	0.00	0.00

Energy Star v3 & ZERH Max Glass (sq ft)	
Th. Zone 1	572.4
Th. Zone 2	407.6
Th. Zone 3	193.1

Thermal Zone	Outdoor Design Temp (F)	UA	Uo	EStar v3 & ZERH Compliant	Heatloss BTUH/F
1	11	291.97	0.053	OK	435.20
2	0	290.47	0.053	OK	433.70
3	-14	289.12	0.052	OK	432.40

Design Temperatures

Furnace Heating Temp (F)	Economy Outdoor Temp (F)	
-8	15	10kW
-24	4	12kW
-48	-12	15kW
-22	6	40k Gas
-68	-27	60k Gas
-114	-59	80k Gas

Thermal Zone	U-Value	Thermal Zone	U-Value	Thermal Zone	U-Value
Energy Star Version 2					
1-EHP-S	0.080	2-EHP-S	0.080	3-EHP-S	0.079
1-GAS-S	0.080	2-GAS-S	0.080	3-GAS-S	0.071
1-ENV-S	0.076	2-ENV-S	0.067	3-ENV-S	0.059
1-EHP-M	0.074	2-EHP-M	0.074	3-EHP-M	0.074
1-GAS-M	0.074	2-GAS-M	0.074	3-GAS-M	0.065
1-ENV-M	0.071	2-ENV-M	0.064	3-ENV-M	0.056

Energy Star Version 3 & ZERH					
1 Single	0.076	2 Single	0.065	3 Single	0.057
1 Double	0.070	2 Double	0.063	3 Double	0.054

CLAYTON HOME BUILDING GROUP

28x76

Model Number	TRU28765	Drawing Number	TRU-2876-53-1	Version 20
Serial Number	X			

BOX SIZE: 26.33 ft. x 76 ft.
AVG. SIDEWALL HEIGHT = 7 FEET
PERCENTAGE OF CEILING THAT IS VAULTED = 60.5%
12 INCH DIAMETER XOVER DUCT AREA = 78.5 SQ.FT. MAX. WITH R-8 INSULATION
IN-FLOOR DUCT SYSTEM

	UNHEATED FLOOR	WALL	FLAT / VAULT ROOF
INSULATION VALUES	R-11 OR / R-11 FW / R-11 BIB	R-13	R-33 / R-33
DAPIA PAGE	THP-335	THP-515	THP-1286 / THP-2345
U VALUE (BTUH/SQ.FT.-F)	0.0436	0.0853	0.0298/0.0312

Combined Uo for Data Plate = 0.0306

Overhead Duct	
Diameter	Length
4	0
5	0
6	0
7	0
8	0
9	0
10	0
11	0
15	0
Exterior Supply	Length
14	0
16	0
Exterior Return	Length
14	0
16	0

APPROVED BY
NTA INC. 1/28/2025
FEDERAL MANUFACTURED HOME CONSTRUCTION AND SAFETY STANDARDS

		Area	U Value	UA
Doors:	Front	18.33	0.189	3.46
	Rear	0.00	0.189	0.00
	Other Door	38.52	0.300	11.56
	Other Door	0.00	0.330	0.00
	OSB	0.00	0.000	0.00
	Skylights	0.00	0.330	0.00
Window Glass Area:	Standard	144.00	0.300	43.20
	Option	0.00	0.300	0.00
Net:	Floor	2001.33	0.044	87.26
	Wall	1231.82	0.085	105.07
	Ceiling	2001.33	0.0306	61.33
Th. Zone 1:	Ext. Duct	78.50	0.242	18.98
Th. Zone 2:	Ext. Duct	78.50	0.223	17.48
Th. Zone 3:	Ext. Duct	78.50	0.206	16.14
Overhead TZ 1:	Supply	0.00	0.000	0.00
Overhead TZ 2:	Supply	0.00	0.000	0.00
Overhead TZ 3:	Supply	0.00	0.00	0.00

Energy Star v3 & ZERH Max Glass (sq ft)	
Th. Zone 1	411.9
Th. Zone 2	239.2
Th. Zone 3	14.3

Thermal Zone	Outdoor Design Temp (F)	UA	Uo	EStar v3 & ZERH Compliant	Heatloss BTUH/F
1	11	330.87	0.060	OK	474.10
2	0	329.37	0.060	OK	472.60
3	-14	328.02	0.059	NG	471.30

Design Temperatures

Furnace Heating Temp (F)	Economy Outdoor Temp (F)	
-2	20	10kW
-16	10	12kW
-38	-6	15kW
-14	11	40k Gas
-57	-19	60k Gas
-99	-48	80k Gas

Thermal Zone	U-Value	Thermal Zone	U-Value	Thermal Zone	U-Value
Energy Star Version 2					
1-EHP-S	0.080	2-EHP-S	0.080	3-EHP-S	0.079
1-GAS-S	0.080	2-GAS-S	0.080	3-GAS-S	0.071
1-ENV-S	0.076	2-ENV-S	0.067	3-ENV-S	0.059
1-EHP-M	0.074	2-EHP-M	0.074	3-EHP-M	0.074
1-GAS-M	0.074	2-GAS-M	0.074	3-GAS-M	0.065
1-ENV-M	0.071	2-ENV-M	0.064	3-ENV-M	0.056

Energy Star Version 3 & ZERH					
1 Single	0.076	2 Single	0.065	3 Single	0.057
1 Double	0.070	2 Double	0.063	3 Double	0.054

CLAYTON HOME BUILDING GROUP

28x76

Model Number	TRU28765	Drawing Number	TRU-2876-53-1	Version 20
Serial Number	X			

BOX SIZE: 26.33 ft. x 76 ft.
AVG. SIDEWALL HEIGHT = 7 FEET
PERCENTAGE OF CEILING THAT IS VAULTED = 60.5%
12 INCH DIAMETER XOVER DUCT AREA = 78.5 SQ.FT. MAX. WITH R-8 INSULATION
IN-FLOOR DUCT SYSTEM

	UNHEATED FLOOR	WALL	FLAT / VAULT ROOF
INSULATION VALUES	R-21 OR / R-11 FW / R-22 BIB	R-21	R-35 / R-35
DAPIA PAGE	THP-281	THP-510	THP-1287 / THP-2346
U VALUE (BTUH/SQ.FT.-F)	0.0315	0.0546	0.0285/0.0305

Combined Uo for Data Plate = 0.0297

Overhead Duct	
Diameter	Length
4	0
5	0
6	0
7	0
8	0
9	0
10	0
11	0
15	0
Exterior Supply	Length
14	0
16	0
Exterior Return	Length
14	0
16	0

APPROVED BY NTA INC. 1/28/2025
FEDERAL MANUFACTURED HOME CONSTRUCTION AND SAFETY STANDARDS

		Area	U Value	UA
Doors:	Front	18.33	0.189	3.46
	Rear	0.00	0.189	0.00
	Other Door	38.52	0.300	11.56
	Other Door	0.00	0.330	0.00
	OSB	0.00	0.000	0.00
	Skylights	0.00	0.330	0.00
Window Glass Area:	Standard	144.00	0.300	43.20
	Option	0.00	0.300	0.00
Net:	Floor	2001.33	0.032	63.04
	Wall	1231.82	0.055	67.26
	Ceiling	2001.33	0.0297	59.46
Th. Zone 1:	Ext. Duct	78.50	0.242	18.98
Th. Zone 2:	Ext. Duct	78.50	0.223	17.48
Th. Zone 3:	Ext. Duct	78.50	0.206	16.14
Overhead TZ 1:	Supply	0.00	0.000	0.00
Overhead TZ 2:	Supply	0.00	0.000	0.00
Overhead TZ 3:	Supply	0.00	0.00	0.00

Energy Star v3 & ZERH Max Glass (sq ft)	
Th. Zone 1	638.8
Th. Zone 2	487.7
Th. Zone 3	290.9

Thermal Zone	Outdoor Design Temp (F)	UA	Uo	EStar v3 & ZERH Compliant	Heatloss BTUH/F
1	11	266.96	0.048	OK	410.20
2	0	265.46	0.048	OK	408.70
3	-14	264.11	0.048	OK	407.40

Design Temperatures

Furnace Heating Temp (F)	Economy Outdoor Temp (F)	
-13	12	10kW
-30	0	12kW
-55	-17	15kW
-28	2	40k Gas
-76	-32	60k Gas
-125	-67	80k Gas

Thermal Zone	U-Value	Thermal Zone	U-Value	Thermal Zone	U-Value
Energy Star Version 2					
1-EHP-S	0.080	2-EHP-S	0.080	3-EHP-S	0.079
1-GAS-S	0.080	2-GAS-S	0.080	3-GAS-S	0.071
1-ENV-S	0.076	2-ENV-S	0.067	3-ENV-S	0.059
1-EHP-M	0.074	2-EHP-M	0.074	3-EHP-M	0.074
1-GAS-M	0.074	2-GAS-M	0.074	3-GAS-M	0.065
1-ENV-M	0.071	2-ENV-M	0.064	3-ENV-M	0.056

Energy Star Version 3 & ZERH					
1 Single	0.076	2 Single	0.065	3 Single	0.057
1 Double	0.070	2 Double	0.063	3 Double	0.054

FLOOR **PLAN SPECIFICATIONS**

- **Construction**
- **Exterior**
- **Interior**
- **Other**
- **Utilities**
- **Baths**
- **Kitchen**

Ac Ready: AC: Conduit

Exterior Wall Studs: 2x4, 16" O.C. spacing

Floor Decking: Decking: 19/32" 4x8 OSB T&G

Floor Joists: Joists: 2x6 / 16" O.C.

Interior Wall Studs: 2x3, 24" O.C. spacing (per print) - Wall Coverings: 3/8" paper on gyp / Wall Coverage at Closets: 3/8" gyp, raw

Other: Attic Ventilation: Static & Ridge Vents

Roof Load: 20 lb. Roof Load Std., 30 psf optional

Roof Truss: 24" O.C. spacing

Side Wall Height: Ext. Wall Height Sidewall 8'-0", Endwall 8'-0"

Insulation (Floors): R-11

Insulation (Walls): R-11

Insulation (Ceiling): R-30 - Blown Fiberglass

Wind Zone: Wind Zone I Standard., Zones II + III optional

Shutters: Front Door Side Windows and Hitchend

Frame: I - Beam: 12" or 10" model specific / Outriggers: 96" spacing / Crossmembers: 96" spacing / Header: (Front/Rear) Flush, not recessed / Axles: Spread (with equalizers) overslung mounted / Brake Axles: Two, except where more are mandatory by state DOT / Hitch Beam: 8" Detachable Hitch

Thermal Zone: Programmable Thermostat

Exterior Sheathing: Sheathing: 7/16" OSB

Building Code: HUD Code

RPID: 44053 Parcel: 930-43239-000 **Jefferson County Urban Property Record Card - 2026** Card: 1 of 1

Ownership Description

Name: DAWSON DOTIANA ET AL

3717 W 14TH AVE

PINE BLUFF AR 71603

Subd.: MEYE40 MEYERS GABE HUDSON RES 9-10

S-T-R: 10-06-09 **Acres:**

T.D.: 031 3 PINE BLUFF

Location: 1709 S MISSOURI ST

Legal: BLK 1, LOTS 3 & 4

Type: RV Res.Vac
Taxable: N Notallow
Neigh: PBORIG
Owner: 452996
Status: 25 **Tax Status:**
Block: 001 **Lot:** 003

City: PINE BLUFF
Map:
Old PID:

Assessment Summary

Year	2025	20%	2023	20 %
Land	4,500	900	4,500	900
Bldgs			200	40
Total	4,500	900	4,700	940

Review Record

Date	By	Reason	Land	Buildings	Total
4/2/2025	JMT	FC	4,500		4,500
4/2/25 JMT T/O DWG, CDW N/V. 2025					
6/24/2023	KGB	RV	4,500	200	4,700
6/29/2018	SDH	RA	5,000	2,300	7,300
5/15/2014	KAM	FC	5,000	2,400	7,400
5/15/14 KM DWG ON CARD 2 GONE T/O AND CHANGE REL ON CARD 12014					
7/1/2013	SDH	RA	5,000	7,350	12,350
3/12/2013	LRW		5,000	19,800	24,800
3/5/2013 lrw dwg card 2 burned, adj value 2013 ck 2014					

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

Building Permit Record

Date	Amount	Purpose	Note
10/25/2023		AR Add AltR	4/2/25 JMT T/O DWG, CDW N/V 2025
5/4/2015		CD Condem/PB	7/7/15 JMT THIS PARCEL HAS BEEN RELEASED FROM
11/5/2013		25 DR Demo Res	5/15/14 KM DWG ON CARD 2 GONE T/O 2014 AND

Ownership Record

Date	Book Page/Inst#	Amount	Type	Grantee
7/26/2022	2022R-6526		QC	DAWSON DOTIANA ET AL
6/30/2021	1055-560		QC	HARRIS-NORRIS LORI ET AL
6/17/2008	662-621 & 623		DE	HARRIS BERTRICE D ET AL
1/22/1996	662-621 & 623		WD	DAWSON OSCAR GEORGE ET AL

Land Record

Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec O	Adj1	%	Adj2	%	Value	NC	HS
	HL	1.000	1.000	.000		3000.00		S	50			4,500		
			0.000			0.00						100 X 130		

100 X 130

Total: 4,500

RPID: 44053 Parcel: 930-43239-000 **Jefferson County Urban Property Record Card - 2026** Card: 1 of 1

Occupancy	Construction	1st Flr	Total Liv Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS

OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)

Total

Ext Wall

- ☐ Low Cost
- ☐ Standard
- ☐ Comb M/F
- ☐ MasonVen
- ☐

Foundation

- ☐ Open Pier
- ☐ Closed Pier
- ☐ Slab
- ☐

Floor Struct

- ☐ Wood SubF
- ☐ Elev Slab
- ☐ Slab Grade
- ☐ Other

Insulation

- ☐ Floor
- ☐ Wall
- ☐ Ceiling

Heat/Cool

- ☐ None
- ☐ Hot Air/F
- ☐ F/W Furn
- ☐ Central
- ☐ Elec Base
- ☐ Elec Ceil
- ☐

Floor Cover

- ☐ None
- ☐ Softwood
- ☐ HW Sheath
- ☐ HW Parq
- ☐ Linoleum
- ☐ CarpetTile
- ☐ Cer Tile
- ☐ Stone
- ☐

Basement

- ☐ Unfinished
- ☐ Finished
- ☐ Fin Part

Roof Type

- ☐ Hip
- ☐ Mansard
- ☐ Gambrel
- ☐ Arched
- ☐ Gable
- ☐ Flat
- ☐ Dormer
- ☐ HipGable
- ☐

Roof Cover

- ☐ Asp Shing
- ☐ Fib Shing
- ☐ Wd Shing
- ☐ Wd Shakes
- ☐ Clay/Slate
- ☐ GalvAlum
- ☐

Plumbing

Full
Half
Extra

Fireplaces

Type
Count

Sketch Area

Outbuildings and Yard Improvements

Item	Type	Qty1	Qty2	UM	QR	Age	Rate	Grade	Rem %	Value	NC	HS

Total

Building Computation

Base Price
+/- Grade
Story Hgt Factor
Grade Adj Factor
Composite Factor
Adj Price per SF
Total Base SF
Base Value

Adjustments to Base

Item	S.F./Qty	Rate	Total
Foundation			
Floor Structure			
Ins Floor			
Ins Wall			
Ins Ceiling			
Heat & Cool			
Floor Cover			
Roof Cover			
Plumbing			
Fireplace			
Basement			

Base Structure and Additive Items

Total of Above
Market Adjustment
Total Structure RCN

Inspected: LRW 9/14/2020 Contact: PI
Revisited: Int.Est?:
Entered: LRW 9/14/2020 Sk. File:
Printed: 10/27/2026 Status: 25

RPID: 44054 **Parcel:** 930-43240-000 **Jefferson County Urban Property Record Card - 2026** **Card:** 1 of 1

Ownership Description

Name: DAWSON DOTIANA ET AL

3717 W 14TH AVE

PINE BLUFF AR 71603

Subd.: MEYE40 MEYERS GABE HUDSON RES 9-10

S-T-R: 10-06-09 **Acres:**

T.D.: 031 3 PINE BLUFF

Location: 1711 S MISSOURI ST

Legal: BLK 1, LOT 5

Type: RI Res.Impr
Taxable: N Notallow
Neigh: PBORIG
Owner: 452995
Status: **Tax Status:**
Block: 001 **Lot:** 005

City: PINE BLUFF
Map:
Old PID:

Assessment Summary

Year	2023	20%	2018	20 %
Land	3,000	600	2,500	500
Bldgs	15,500	3,100	16,850	3,370
Total	18,500	3,700	19,350	3,870

Review Record

Date	By	Reason	Land	Buildings	Total
6/24/2023	KGB	RV	3,000	15,500	18,500
6/29/2018	SDH	RA	2,500	16,850	19,350
7/1/2013	SDH	RA	2,500	5,950	8,450
6/25/2008	RCP	RA	2,500	17,000	19,500
6/12/2003		RA	2,500	11,950	14,450
5/24/2000		RA	2,500	10,550	13,050

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
1/26/2010			2/8/2012 LRW STILL NOTHING GOING ON HERE $OK
12/12/2000	3,000	RR Rep Res	2/28/02 RAT SIDING?? $OK

Ownership Record

Date	Book	Page/Inst#	Amount	Type	Grantee
7/26/2022	2022R-6526			QC	DAWSON DOTIANA ET AL
6/30/2021	1055-560			QC	HARRIS-NORRIS LORI ET AL
6/17/2008	649-344			DE	HARRIS BERTRICE DAWSON ET AL
11/23/1994	649-344			QC	DAWSON OSCAR GEORGE ET AL

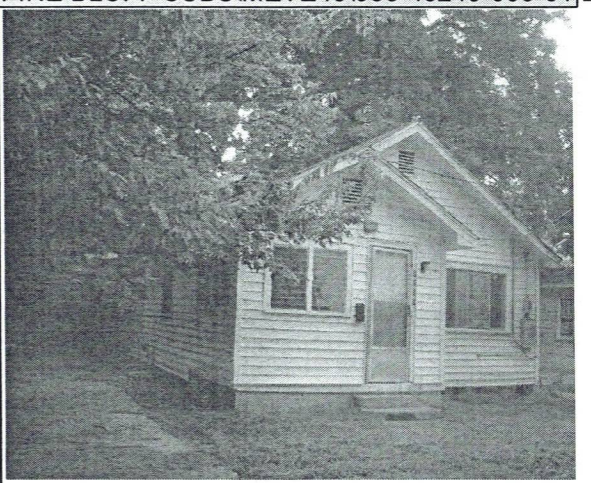
Land Record

Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate Pri/Sec	O	Adj1	%	Adj2	%	Value	NC	HS
	HL	1.000	1.000		.000	3000.00						3,000		
			0.000			0.00						50 X 130		

50 X 130

Total: 3,000

PINE BLUFF SUBS\MEYE40\930-43240-000-01-2



RPID: 44054 **Parcel:** 930-43240-000 **Jefferson County Urban Property Record Card - 2026** **Card:** 1 of 1

Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE FrameStd	1,196	1,196	5--10	35	1934		A	36,090	42V	15,158			15,158		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)														355		
Total														15,500V		

Ext Wall
VINYL
- [ ] Low Cost
- [x] Standard
- [ ] Comb M/F
- [ ] MasonVen
- [ ] Other

Foundation
- [x] Open Pier
- [ ] Closed Pier
- [ ] Slab
- [ ] Other

Floor Struct
- [x] Wood SubF
- [ ] Elev Slab
- [ ] Slab Grade
- [ ] Other

Insulation
- [ ] Floor
- [ ] Wall
- [ ] Ceiling

Heat/Cool
- [x] None
- [ ] Hot Air/F
- [ ] F/W Furn
- [ ] Central
- [ ] Elec Base
- [ ] Elec Ceil
- [ ] Other

Floor Cover
- [ ] None
- [ ] Softwood
- [ ] HW Sheath
- [ ] HW Parq
- [ ] Linoleum
- [x] CarpetTile
- [ ] Cer Tile
- [ ] Stone
- [ ] Other

Basement
- [ ] Unfinished
- [ ] Finished
- [ ] Fin Part

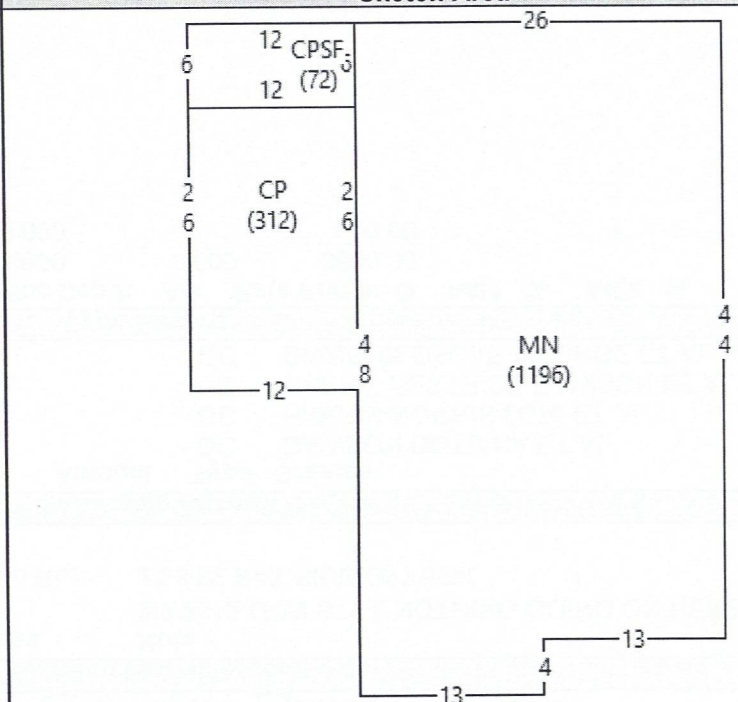
Roof Type
- [ ] Hip
- [ ] Mansard
- [ ] Gambrel
- [ ] Arched
- [x] Gable
- [ ] Flat
- [ ] Dormer
- [ ] HipGable
- [ ] Other

Roof Cover
- [x] Asp Shing
- [ ] Fib Shing
- [ ] Wd Shing
- [ ] Wd Shakes
- [ ] Clay/Slate
- [ ] GalvAlum
- [ ] Other

Plumbing
Full 1
Half
Extra

Fireplaces
Type
Count

Sketch Area



Outbuildings and Yard Improvements

Item	Type	Qty1	Qty2	UM	QR	Age	Rate	Grade	Rem %	Value	NC	HS
CDW		40	8				1.71	1.000	42	230		
CLF4		60					4.95	1.000	42	125		
Total										355		

Building Computation

Base Price		36.83
+/- Grade	.900	
Story Hgt Factor	1.000	
Grade Adj Factor	.695	
Composite Factor		.626
Adj Price per SF		23.06
Total Base SF		1,196
Base Value		27,580

Adjustments to Base

Item	S.F./Qty	Rate	Total
Foundation	1,196	-.97	-1,160
Floor Structure	1,196		
Ins Floor			
Ins Wall	1,196	-.45	-538
Ins Ceiling	1,196	-.45	-538
Heat & Cool	1,196		
Floor Cover	1,196	1.25	1,495
Roof Cover	1,196		
Plumbing		449.00	
Fireplace			
Basement			

Base Structure and Additive Items

Item	Area	Rate	Factor	REL	Total	NC	HS
A MN	1196	36.83	.626		27,580		
B CP	312	5.46	.858		1,460		
C CPSF	72	9.28	.858		573		

Total of Above	28,872
Market Adjustment	1.250
Total Structure RCN	36,090

Inspected: LRW 9/14/2020 Contact: PI
Revisited: Int.Est?:
Entered: LRW 9/14/2020 Sk. File:
Printed: 10/27/2026 Status:

RPID: 44055 **Parcel:** 930-43241-000 **Jefferson County Urban Property Record Card - 2026** **Card:** 1 of 1

Ownership Description

Name: STRATTON TASHA EDWARDS
PLEASANT GRAOVE MISSIONARY BAPTIST CHURCH
1715 S MISSOURI ST

PINE BLUFF AR 71601

Subd.: MEYE40 MEYERS GABE HUDSON RES 9-10
S-T-R: 10-06-09 **Acres:**
T.D.: 031 3 PINE BLUFF
Location: 1715 S MISSOURI ST
Legal: BLK 1, LOT 6

Type: RV Res.Vac
Taxable: V Verify
Neigh: PBORIG
Owner: 450949
Status: **Tax Status:**
Block: 001 **Lot:** 006

City: PINE BLUFF
Map:
Old PID:

Assessment Summary

Year	2024	20%	2023	20 %
Land	3,000	600	3,000	600
Bldgs			9,850	1,970
Total	3,000	600	12,850	2,570

Review Record

Date	By	Reason	Land	Buildings	Total
2/27/2024	RMS	FC	3,000		3,000
2/15/24 RMS DWG & OBYI'S GONE T/O 2024					
6/24/2023	KGB	RV	3,000	9,850	12,850
6/29/2018	SDH	RA	2,500	10,800	13,300
7/1/2013	SDH	RA	2,500	4,800	7,300
6/25/2008	RCP	RA	2,500	11,150	13,650
6/12/2003		RA	2,500	7,850	10,350

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
1/12/2023	25	DR Demo Res	2/15/24 RMS DWG & OBYI'S GONE T/O 2024
11/24/1997	2,600	RR Rep Res	SOME REPAIR, $ OK

Ownership Record

Date	Book Page/Inst#	Amount	Type	Grantee
5/20/2022	2022R-4609		QC	STRATTON TASHA EDWARDS
3/30/1976	354-191			MCGHEE HELEN

Land Record

Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate Pri/Sec O	Adj1 %	Adj2 %	Value	NC	HS
	HL	1.000	1.000		.000	3000.00			3,000		
			0.000			0.00			50 X 130		

50 X 130

Total: 3,000

RPID: 44055 **Parcel:** 930-43241-000 **Jefferson County Urban Property Record Card - 2026** **Card:** 1 of 1

Occupancy	Construction	1st Flr	Total Liv Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS

OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)

Total

Ext Wall

- ☐ Low Cost
- ☐ Standard
- ☐ Comb M/F
- ☐ MasonVen
- ☐

Foundation

- ☐ Open Pier
- ☐ Closed Pier
- ☐ Slab
- ☐

Floor Struct

- ☐ Wood SubF
- ☐ Elev Slab
- ☐ Slab Grade
- ☐ Other

Insulation

- ☐ Floor
- ☐ Wall
- ☐ Ceiling

Heat/Cool

- ☐ None
- ☐ Hot Air/F
- ☐ F/W Furn
- ☐ Central
- ☐ Elec Base
- ☐ Elec Ceil
- ☐

Floor Cover

- ☐ None
- ☐ Softwood
- ☐ HW Sheath
- ☐ HW Parq
- ☐ Linoleum
- ☐ CarpetTile
- ☐ Cer Tile
- ☐ Stone
- ☐

Basement

- ☐ Unfinished
- ☐ Finished
- ☐ Fin Part

Roof Type

- ☐ Hip
- ☐ Mansard
- ☐ Gambrel
- ☐ Arched
- ☐ Gable
- ☐ Flat
- ☐ Dormer
- ☐ HipGable
- ☐

Roof Cover

- ☐ Asp Shing
- ☐ Fib Shing
- ☐ Wd Shing
- ☐ Wd Shakes
- ☐ Clay/Slate
- ☐ GalvAlum
- ☐

Plumbing

Full
Half
Extra

Fireplaces

Type
Count

Sketch Area

Outbuildings and Yard Improvements

Item	Type	Qty1	Qty2	UM	QR	Age	Rate	Grade	Rem %	Value	NC	HS

Total

Building Computation

Base Price
+/- Grade
Story Hgt Factor
Grade Adj Factor
Composite Factor
Adj Price per SF
Total Base SF
Base Value

Adjustments to Base

Item	S.F./Qty	Rate	Total
Foundation			
Floor Structure			
Ins Floor			
Ins Wall			
Ins Ceiling			
Heat & Cool			
Floor Cover			
Roof Cover			
Plumbing			
Fireplace			
Basement			

Base Structure and Additive Items

Total of Above
Market Adjustment
Total Structure RCN

Inspected: LRW 9/14/2020 Contact: PI
Revisited: Int.Est?:
Entered: LRW 9/14/2020 Sk. File:
Printed: 10/27/2026 Status:

RPID: 44013 Parcel: 930-42997-000 **Jefferson County Urban Property Record Card - 2026** Card: 1 of 1

Ownership Description

Name: MOSBY ROY & DORIS

819 E 18TH AVE

PINE BLUFF AR 71601

Subd.: MEYE80 MEYERS GABE RES

S-T-R: 10-06-09 **Acres:**

T.D.: 031 3 PINE BLUFF

Location: 819 E 18TH AVE

Legal: LOT 10

Type: RI Res.Impr

Taxable: F Fixed

Neigh: PBORIG

Owner: 478840

Status: **Tax Status:**

Block: **Lot:** 010

City: PINE BLUFF

Map:

Old PID:

Assessment Summary

Year	2023	20%	2018	20 %
Land	3,300	660	3,500	700
Bldgs	16,900	3,380	14,100	2,820
Total	20,200	4,040	17,600	3,520

Review Record

Date	By	Reason	Land	Buildings	Total
6/24/2023	KGB	RV	3,300	16,900	20,200
6/29/2018	SDH	RA	3,500	14,100	17,600
7/1/2013	SDH	RA	3,500	8,650	12,150
6/25/2008	RCP	RA	3,500	20,800	24,300
6/12/2003		RA	3,500	14,600	18,100
5/24/2000		RA	3,500	12,950	16,450

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
9/14/2020			2/24/21 $OK

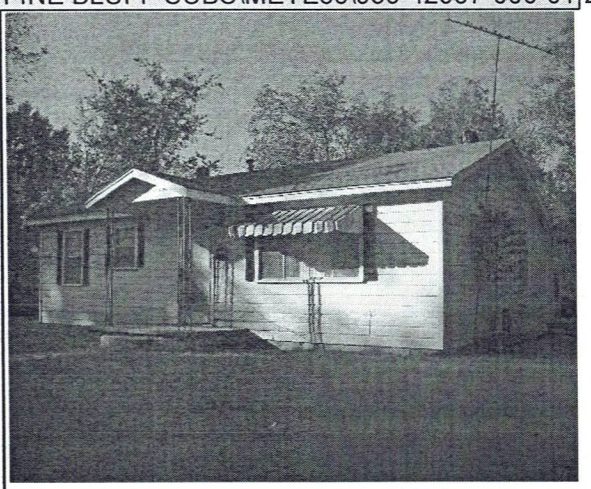
Ownership Record

Date	Book Page/Inst#	Amount	Type	Grantee
4/2/2025	2025R-1949		QC	MOSBY ROY & DORIS
2/1/2021	1053-253	13,000	QC	MOSBY ROY
8/31/1983	531-325			HARRISON VIRGIE MAE ET AL

Land Record

Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate Pri/Sec	O	Adj1	%	Adj2	%	Value	NC	HS
	HL	1.000	1.000		.000	3000.00		S	10			3,300		
			0.000			0.00						70 X 150		

PINE BLUFF SUBS\MEYE80\930-42997-000-01-2



70 X 150 **Total:** 3,300

RPID: 44013 **Parcel:** 930-42997-000 **Jefferson County Urban Property Record Card - 2026** **Card:** 1 of 1

Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE FrameStd	1,184	1,184	5--5	35	1959		A	39,836	42V	16,731			16,731		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)														177		
Total														16,900V		

Ext Wall

SINGLE

- [ ] Low Cost
- [x] Standard
- [ ] Comb M/F
- [ ] MasonVen
- [ ] Other

Foundation

- [ ] Open Pier
- [x] Closed Pier
- [ ] Slab
- [ ] Other

Floor Struct

- [x] Wood SubF
- [ ] Elev Slab
- [ ] Slab Grade
- [ ] Other

Insulation

- [ ] Floor
- [x] Wall
- [x] Ceiling

Heat/Cool

- [ ] None
- [ ] Hot Air/F
- [x] F/W Furn
- [ ] Central
- [ ] Elec Base
- [ ] Elec Ceil
- [ ] Other

Floor Cover

- [ ] None
- [ ] Softwood
- [ ] HW Sheath
- [ ] HW Parq
- [x] Linoleum
- [ ] CarpetTile
- [ ] Cer Tile
- [ ] Stone
- [ ] Other

Basement

- [ ] Unfinished
- [ ] Finished
- [ ] Fin Part

Roof Type

- [ ] Hip
- [ ] Mansard
- [ ] Gambrel
- [ ] Arched
- [x] Gable
- [ ] Flat
- [ ] Dormer
- [ ] HipGable
- [ ] Other

Roof Cover

- [x] Asp Shing
- [ ] Fib Shing
- [ ] Wd Shing
- [ ] Wd Shakes
- [ ] Clay/Slate
- [ ] GalvAlum
- [ ] Other

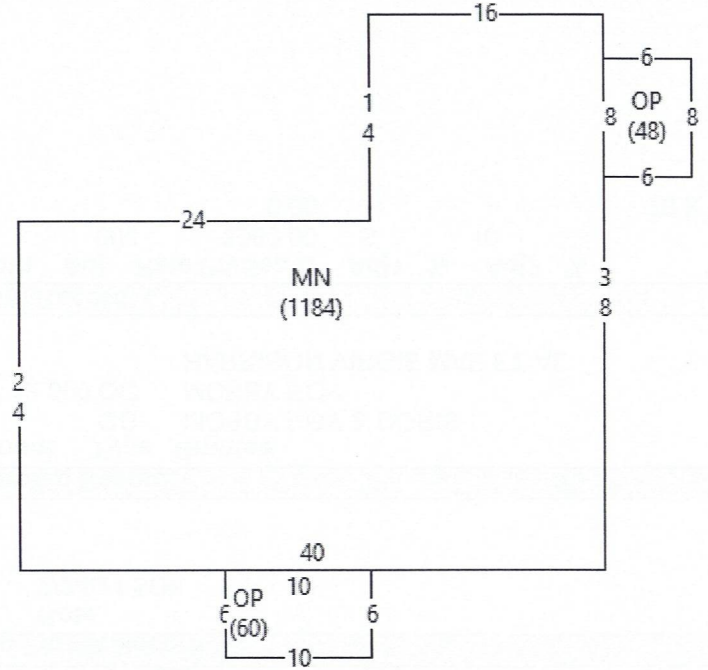
Plumbing

Full 1
Half
Extra

Fireplaces

Type
Count

Sketch Area



AACU24R24U14R16D38L40 ABR14CR10*6 ACR40U35CR6*8

11/2/2009: OB/MT N/V

Outbuildings and Yard Improvements

Item	Type	Qty1	Qty2	UM	QR	Age	Rate	Grade	Rem %	Value	NC	HS
CCW		3	14				2.39	.858	42	36		
CLF4		68					4.95	1.000	42	141		
Total										177		

Building Computation

Base Price		36.83
+/- Grade	.950	
Story Hgt Factor	1.000	
Grade Adj Factor	.695	
Composite Factor		.660
Adj Price per SF		24.31
Total Base SF		1,184
Base Value		28,783

Adjustments to Base

Item	S.F./Qty	Rate	Total
Foundation	1,184		
Floor Structure	1,184		
Ins Floor			
Ins Wall			
Ins Ceiling			
Heat & Cool	1,184	.70	829
Floor Cover	1,184	.97	1,148
Roof Cover	1,184		
Plumbing		449.00	
Fireplace			
Basement			

Base Structure and Additive Items

Item	Area	Rate	Factor REL	Total	NC	HS
A MN	1184	36.83	.660	28,783		
B OP	60	12.85	.799	616		
C OP	48	12.85	.799	493		

Total of Above	31,869
Market Adjustment	1.250
Total Structure RCN	39,836

Inspected: LRW 9/14/2020 Contact: PI
Revisited: Int.Est?:
Entered: LRW 9/14/2020 Sk. File:
Printed: 10/27/2026 Status:

RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION

SUBJECT: Proposed ordinance permitting shipping containers as building and storage structures and establishing procedures for permitting, location and other purposes.

APPLICANT: Submitted by Council Member Bruce Lockett

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

REVIEW COMMENTS

The proposal is to establish zoning regulations that would allow shipping containers to be used as building materials in the construction of buildings and other structures within the City of Pine Bluff. The intent is to provide a regulatory framework for permitting, placement, design, and use of shipping containers while ensuring that structures constructed using these materials meet applicable zoning, building, and property development standards.

Shipping containers have traditionally been designed for transporting and storing cargo rather than serving as permanent building components. However, their structural characteristics and potential for adaptive reuse have created interest in their use for commercial, industrial, storage, and potentially residential construction. The proposed regulations should distinguish between shipping containers used as permanent building components and containers used solely for storage.

The 2021 International Building Code (IBC) and 2021 International Residential Code (IRC) now explicitly allow ISO-standard shipping containers to be used as building materials, but only if they meet strict engineering, safety, and documentation requirements.

Proposed Zoning and Development Guidelines

Staff recommends consideration of the following regulatory provisions:

1. Permitted Uses: Allow shipping containers to be incorporated into permanent building construction only when the proposed use is permitted within the applicable zoning district. Their use should not automatically authorize a use otherwise prohibited by the zoning ordinance.
2. Building Permits: Require all structures incorporating shipping containers to obtain applicable building permits and comply with adopted building, fire, electrical, plumbing, and other applicable codes.
3. Location and Setbacks: Require compliance with the applicable zoning district's front, side, and rear yard setbacks, building separation requirements, and other property development standards.
4. Foundation and Installation: Require containers used as permanent buildings to be properly anchored and supported by an approved foundation or engineered support system. Temporary placement on blocks or unsecured ground should not qualify as permanent building construction.
5. Structural Modifications: Require engineered plans or other documentation demonstrating structural integrity when containers are modified through cutting, joining, stacking, or removal of structural components.
6. Exterior Appearance: Require reasonable exterior finishing, screening, or architectural treatment to prevent an unfinished industrial appearance, particularly when located adjacent to residential properties or along major commercial corridors.
7. Stacking and Height: Establish maximum height and stacking limitations consistent with the applicable zoning district and building codes.
8. Fire and Life Safety: Require compliance with applicable fire separation, emergency access, ventilation, occupancy, and life-safety requirements.
9. Residential Construction: Permit residential use only when the proposed structure meets all applicable residential building, energy, sanitation, and habitability requirements. Shipping containers should not receive an exemption from conventional residential construction standards.
10. Existing Storage Containers: Maintain separate standards for shipping containers used for temporary or permanent storage. Their placement should remain subject to existing accessory-use, screening, setback, and applicable zoning restrictions.

FINDINGS AND ANALYSIS

Allowing shipping containers to be used as building materials could provide an alternative construction method and encourage adaptive reuse of existing materials. However, without established standards, their placement and use could create inconsistencies in building appearance, property development, structural safety, and compatibility with surrounding land uses. The primary distinction should be between containers incorporated into an approved permanent building and containers simply placed on a property for storage. Permanent construction should be subject to the same zoning and building code requirements as conventional construction, including setbacks, foundations, structural integrity, fire safety, and applicable occupancy standards.

Staff believes the proposal has merit provided that appropriate safeguards are established to ensure that shipping container construction does not negatively affect neighborhood character, surrounding property values, public safety, or the orderly development of property.

RECOMMENDATION

Staff recommends that the Planning Commission support the development of zoning regulations allowing shipping containers to be used as building materials, subject to the establishment of specific permitting, placement, structural, architectural, and safety requirements. The proposed regulations clearly distinguish permanent building construction from storage-container placement and does not establish shipping containers as an automatic permitted building type or authorize uses otherwise prohibited within a zoning district.

Staff further recommends that the proposed standards be incorporated into the zoning ordinance with final language reviewed for consistency with the City's adopted building and fire codes before adoption.

City of Pine Bluff Arkansas
Shipping Container Buildings and Storage Structures

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 29 OF THE CODE OF ORDINANCES OF THE CITY OF PINE BLUFF, ARKANSAS, TO PERMIT SHIPPING CONTAINERS AS BUILDING AND STORAGE STRUCTURES; ESTABLISHING PERMIT, LOCATION, DESIGN, CONSTRUCTION, AND MAINTENANCE REQUIREMENTS; PROVIDING FOR TEMPORARY USES, ENFORCEMENT, SEVERABILITY, AND CODIFICATION; AND FOR OTHER PURPOSES.

WHEREAS, repurposed shipping containers can provide additional options for housing, commercial development, community facilities, and secure storage when properly designed, located, and maintained; and

WHEREAS, the City desires to permit these structures while protecting public health and safety, neighboring properties, drainage, access, and the character of its neighborhoods; and

WHEREAS, the City desires to establish predictable approval standards consistent with the Arkansas Fire Prevention Code, other applicable construction codes, and Arkansas Code Annotated § 14-56-204 governing residential building design elements; and

WHEREAS, the City Council intends these provisions to supplement the existing zoning and construction requirements of the City;

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

Section 1 Purpose and scope

(a) This ordinance permits shipping containers to be repurposed as permanent buildings, accessory storage structures, and temporary storage structures within the city limits, subject to the standards below. Container construction shall be treated as a construction method; the actual activity conducted in the structure determines its land-use classification.

(b) Chapter 29 is amended by adding the provisions of Sections 1 through 12 as a supplemental regulation entitled Shipping Container Buildings and Storage Structures. These provisions apply to new placement, construction, conversion, relocation, expansion, and changes of use occurring after the effective date.

(c) This ordinance does not authorize a land use prohibited in the applicable zoning district, increase permitted residential density, authorize occupancy without required approvals, or waive otherwise applicable construction, floodplain, accessibility, historic preservation, or environmental requirements.

(d) Containers actively used in ordinary freight transportation at a lawfully operating freight terminal, warehouse, or industrial facility are not repurposed structures under this ordinance. A container removed from transportation service and used as stationary building or storage space is subject to this ordinance.

Section 2 Definitions

(a) Shipping container means an intermodal freight container originally designed or used to transport goods by ship, rail, or truck, whether new or previously used. A truck trailer, railroad car, vehicle body, or dumpster is not a shipping container for purposes of this ordinance.

(b) Container building means a building constructed wholly or partly from shipping containers and intended for dwelling, employment, commerce, assembly, institutional use, or other occupancy regulated by the applicable construction codes.

(c) Permanent storage container means a shipping container used for storage without regular human occupancy, other than incidental entry to deposit or retrieve stored items, and not approved under the temporary provisions of Section 9.

(d) Temporary storage container means a portable shipping container or portable storage unit placed for a limited period for moving, construction, renovation, or recovery from a casualty. Purpose-built portable storage units are covered by Section 9 even if not originally designed as intermodal freight containers.

(e) Accessory storage means storage incidental and subordinate to a lawful principal use on the same lot. Renting container space to third parties or operating a self-storage business is a principal commercial use, not accessory storage.

(f) Block face means the properties on one side of a street between two consecutive street intersections. Comparable buildings means lawful principal buildings on the same block face with the same general use as the proposed building.

(g) UPOR means a use permitted on review under Section 29-37 of the City Code. Zoning Official and Building Official mean the City officials assigned to administer zoning and construction requirements, respectively.

Section 3 Authorization by land use

(a) Container buildings. A container building is permitted in any zoning district in which its proposed use is permitted, using the same approval procedure required for that use in a building of conventional construction. A dwelling requires a district permitting that dwelling type; a restaurant, retail shop, office, workshop, or community facility requires a district permitting that activity. A UPOR or other discretionary approval shall be required only where required for the underlying use or otherwise expressly required by this ordinance.

(b) Residential accessory storage. One permanent storage container, having a footprint not exceeding 320 square feet and a height not exceeding 10 feet, is permitted as an accessory structure on a lot with a lawful residential principal use, subject to permits and existing accessory-building restrictions. Additional containers or larger storage structures require a UPOR. These numerical limits regulate storage structures and do not establish a minimum floor area for a dwelling.

(c) Nonresidential accessory storage. Permanent storage containers are permitted as accessory structures to lawful nonresidential principal uses, subject to district limits on height, setbacks, lot coverage, and accessory uses. On commercial or institutional lots, more than two separate storage containers requires a UPOR; the number allowed on industrial lots is governed by the approved site plan and applicable district requirements.

(d) Principal storage operations and vacant lots. Self-storage facilities, container rental yards, freight-container sales lots, and similar operations shall satisfy the zoning requirements for their actual principal use. This ordinance does not independently authorize storage on a vacant lot. Such storage may occur only as a lawful principal storage use or approved temporary construction use.

(e) No storage container may be used as living quarters, sleeping space, or a routinely occupied workplace unless approved and converted as a container building under this ordinance.

Section 4 Permit applications and review

(a) Before placement or conversion, the owner shall obtain zoning approval, a certificate of zoning compliance when required by Section 29-34, and all building and trade permits required by applicable law. Applications shall be filed with the Inspection and Zoning Department. Temporary units shall follow Section 9.

(b) An application shall include owner authorization; property address; proposed use; container count and dimensions; photographs or condition information; and a scaled site plan showing property lines, existing and proposed structures, setbacks, easements, parking, access, drainage, utilities, and required screening. Permanent buildings shall also include foundation, anchorage, structural modification, and construction plans sufficient for code review. Professional seals shall be provided when required by law or the applicable code.

(c) The Zoning Official shall approve a complete application that complies with the applicable zoning requirements and this ordinance, or issue written reasons for denial identifying the provisions not satisfied. The Building Official shall separately review construction-code compliance. Neither official may waive a requirement outside the authority provided by law.

(d) UPOR requests shall follow Section 29-37, including applicable notice, public hearing, findings, conditions, and appeal procedures. Permit fees shall be those lawfully established by the City Council; this ordinance does not create a new fee.

Section 5 Placement and site standards

(a) Permanent structures shall meet the setbacks, height, lot coverage, building separation, density, parking, and other dimensional requirements applicable to the underlying use and zoning district. A container building approved as a principal building may occupy any lawful principal-building location.

(b) Accessory storage containers shall be located in a rear or side yard behind the front wall of the principal building and outside required front and street-side yards. Alternative placement requires a UPOR and shall not encroach into a setback unless a lawful variance or other authorized exception is separately granted.

(c) No container may obstruct a sidewalk, public right-of-way, required parking space, accessible route, emergency access, fire lane, sight triangle, drainageway, or utility access. Placement in an easement requires authorization from its holder and compliance with other applicable restrictions.

(d) Site preparation shall provide stable support and drainage, prevent erosion and standing water, and avoid redirecting runoff adversely onto neighboring property. Floodplain permits, elevation, anchorage, and other flood requirements apply where required.

(e) Permanent storage containers shall not be stacked. Containers incorporated into an approved container building may be stacked only under approved structural plans and within applicable height limits. Containers actively used in freight operations remain subject to the rules governing those operations.

Section 6 Neighborhood compatibility and design

(a) General standards. Height, bulk, orientation, location, and lawful screening requirements shall be administered consistently with the zoning district and surrounding land uses. The City encourages

container buildings to use exterior finishes, rooflines, and entrance features compatible with comparable buildings.

(b) Residential protection. No official shall require a single-family container dwelling to use a particular exterior color, cladding, roof style or pitch, porch, window or door styling, room arrangement, or minimum floor area where that requirement is prohibited by Arkansas Code Annotated § 14-56-204. For protected residential uses, the architectural recommendations in this section are voluntary. Aesthetic preference alone shall not support denial of an otherwise compliant application.

(c) Nonresidential and multifamily buildings outside industrial districts. Exterior container wall surfaces shall be covered with masonry, glass, wood, or manufactured siding approved under the applicable construction code. Visible raised foundations shall be enclosed with compatible code-approved materials or screened with landscaping that does not obstruct inspection or ventilation. Exterior materials shall be selected from material types present on comparable buildings, when at least three comparable buildings exist on the block face. Where fewer than three exist, any of the listed materials may be used.

(d) Roofs and porches for buildings subject to subsection (c). When at least three comparable buildings exist, the predominant roof form, meaning a roof form present on more than half of those buildings, shall be used. If no roof form predominates, either a pitched or flat roof may be used. An entrance porch or covered entrance shall be provided when at least half of the comparable buildings have that feature. These aesthetic requirements do not override structural, drainage, fire, accessibility, or energy requirements.

(e) Industrial locations. Exposed container steel is permitted on industrially zoned property, subject to maintenance, fire separation, and screening requirements. Container buildings and storage visible from an adjoining residential lot shall be screened under Section 7.

(f) Alternative designs. For requirements imposed by subsections (c) and (d), the Planning Commission may approve an alternative through a UPOR upon written findings that the proposal provides comparable compatibility through building form, finish, setbacks, landscaping, or screening. This alternative does not authorize a prohibited use, dimensional variance, or construction-code waiver.

(g) Historic districts and other statutory exceptions. Additional design review applies only where authorized by existing law and the applicable preservation or district ordinance. Any official relying on an exception to § 14-56-204 shall identify the specific exception and supporting facts in writing. This ordinance does not itself establish a historic or design overlay district.

Section 7 Storage screening and maintenance

(a) Permanent storage containers visible at ground level from a public street or an adjacent residential property shall be screened by a lawful opaque fence, wall, year-round landscape buffer, or combination. Screening shall extend to at least the height of the container, subject to applicable fence-height and sight-distance limits. If those limits prevent adequate screening, the container shall be relocated or an alternative screening arrangement shall be approved by UPOR.

(b) An enclosed, code-approved accessory building surrounding the container may satisfy screening. Screening shall be maintained, and landscaping shall not obstruct access, inspection, ventilation, or drainage. Applicable screening requirements for industrial operations remain in effect.

(c) Containers shall be weather resistant, free of dangerous deterioration, structurally stable, and maintained against corrosion, loose components, and sharp exposed edges. Doors and latches shall be

kept functional. Graffiti and unauthorized advertising shall be removed; signs must comply with Chapter 22.

(d) Storage is limited to materials lawful for the site and occupancy classification. Hazardous materials, combustible storage, batteries, fuels, and chemicals shall comply with applicable fire and environmental requirements. Containers shall not be used for unapproved waste accumulation or to conceal a nuisance.

Section 8 Construction and occupancy safety

(a) Permanent container buildings and storage structures shall comply with the Arkansas Fire Prevention Code and other building, electrical, plumbing, mechanical, energy, accessibility, and fire-safety requirements legally applicable to the structure and use, as amended. Freight certification does not substitute for building approval.

(b) Foundations and anchorage shall be designed for the site, occupancy, and applicable wind, flood, seismic, and other loads. Cut openings, removed panels, joined units, stacked units, and other structural modifications shall be evaluated and reinforced under approved plans. Roof or exterior additions shall not impose unapproved loads.

(c) Applicants shall provide available information about prior cargo, treatments, and contamination. Where evidence indicates potentially harmful contamination or treated flooring, the Building Official may require documentation, testing, cleaning, encapsulation, or removal necessary to establish code-compliant safety before occupancy or storage of materials that could be affected.

(d) Occupied buildings shall have the required means of egress, light, ventilation, sanitation, insulation, utilities, fire protection, and accessible facilities. Cargo doors shall not substitute for required exit doors unless they comply with the applicable code. Occupancy is prohibited until required final inspections and certificates have been issued.

(e) Permanent storage containers shall provide safe incidental entry and exit and any ventilation and fire protection required for stored materials. Connections to utilities require the applicable permits and inspections. No permit under this ordinance authorizes an unsafe condition.

Section 9 Temporary containers

(a) Moving and short-term storage. Up to two temporary units may be approved administratively on an occupied lot for up to 30 consecutive days. One extension of up to 30 days may be granted upon a written showing of continued need. Total placement for this purpose shall not exceed 60 days in any rolling 12-month period on the lot.

(b) Construction and renovation. Temporary containers may be approved as part of an active building permit for on-site construction materials, tools, or equipment. Approval shall end when the building permit expires or is revoked, or 30 days after project completion, whichever occurs first. An extension requires a written finding of active work and a stated expiration date.

(c) Casualty recovery. Following fire, storm, flood, or other documented casualty, temporary storage may be approved for up to 90 days. One additional period of up to 90 days may be granted upon documentation of continuing recovery work.

(d) Temporary units shall be stable, unstacked, outside the public right-of-way and required sight triangles, and clear of emergency access, sidewalks, utilities, and drainage. Ordinary setbacks apply unless an existing lawful temporary-use procedure authorizes a different location. Temporary units need not receive permanent exterior cladding or screening during their approved term.

(e) The approval shall state the location, number, purpose, and expiration date. Units shall be removed upon expiration. Substituting a different unit does not restart the time limit. Temporary approval does not authorize habitation, regular business occupancy, or permanent utility connections.

Section 10 Existing containers

(a) Lawful existing structures and uses retain the protections and limitations of the nonconforming-use provisions in Chapter 29. This ordinance does not require retroactive architectural alterations to a lawfully established structure solely because its construction includes shipping containers.

(b) Unpermitted existing containers are not legalized by this ordinance. Within 180 days after its effective date, owners shall apply for approval or remove them. For an owner who timely files a complete application, the placement deadline is suspended while the application and any timely administrative appeal are pending. Upon final denial, the owner shall remove the container within 30 days or obtain another lawful authorization.

(c) Notwithstanding Section 29-37(c), an owner seeking approval of an existing container under this section may submit a UPOR application without first removing that container, provided the proposal will correct the violations associated with its placement and all unrelated violations have been corrected. Approval shall require compliance with this ordinance before continued use.

(d) The transition period does not authorize occupancy without required approval, unsafe conditions, prohibited uses, or obstruction of public access or utilities. Immediate hazards remain subject to applicable enforcement procedures. Subsequent relocation, expansion, or conversion shall comply with this ordinance.

Section 11 Appeals and alternatives

(a) Appeals from interpretations or enforcement decisions of the Zoning Official shall follow Sections 29-35 and 29-36. UPOR appeals shall follow Section 29-37. Building-code appeals shall follow the applicable construction-code process.

(b) Dimensional variances may be granted only by the authorized body under the existing variance standards. Neither a variance nor a UPOR may waive state law, authorize a use outside the authority granted by the zoning ordinance, or excuse construction-code compliance.

(c) Permit conditions shall address the applicable standards and documented site impacts. Conditions involving residential design elements shall comply with § 14-56-204.

Section 12 Administration and enforcement

(a) The Inspection and Zoning Department shall administer permits and construction review, with assistance from Code Enforcement, the Fire Department, and other responsible departments. Inspections shall be conducted with consent or other lawful authority.

(b) Violations shall be addressed through written notice identifying the violation, corrective action, reasonable compliance period, and applicable appeal procedure. Stop-work orders, occupancy restrictions, permit revocation, and emergency measures may be used only as authorized by applicable law.

(c) Violations are subject to the applicable zoning and general penalty provisions of the City Code, including Section 29-4, within Arkansas statutory limits. This ordinance establishes no separate fine schedule. Continuing violations shall be treated only as authorized by the applicable City Code and state law.

(d) Removal, abatement, recovery of costs, and liens require the notice, hearing, judicial process, or other procedures required by the law authorizing the remedy. This ordinance does not independently authorize summary seizure or demolition.

Section 13 Relationship to other ordinances

To the extent an existing City ordinance prohibits a shipping container solely because of its original freight-container construction, that prohibition is superseded for a structure meeting this ordinance. All other use, development, construction, and safety requirements remain in effect. Conflicting provisions are repealed only to the extent necessary to give effect to this ordinance.

Section 14 Severability

If any provision or application of this ordinance is held invalid, the remaining provisions and applications shall remain effective to the extent they can operate independently. The City Council declares that it would have adopted the valid provisions without the invalid provision.

Section 15 Codification

The City Clerk and codifier are authorized to assign section numbers and make nonsubstantive organizational changes necessary to place Sections 1 through 12 within Chapter 29. No such change shall alter the substance of the standards or approval procedures adopted by this ordinance.

Section 16 Effective date

This ordinance shall take effect 30 days after its passage and completion of publication required by Arkansas law. No emergency clause is declared.

PASSED AND APPROVED this _____ day of _____, 20____.

_____
Mayor

ATTEST

_____
City Clerk

APPROVED AS TO FORM

_____
City Attorney