



# **PINE BLUFF PLANNING COMMISSION**

## **NOVEMBER 25, 2008**

**4:00 p.m.**

**Council Chambers**

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- I. CALL TO ORDER
- II. CONSIDERATION OF MINUTES: October 28, 2008
- III. OLD BUSINESS: None
- IV. NEW BUSINESS:
  1. Alley closing request by Thomas Curry and others to close the alley running from Main Street to State Street between 2<sup>nd</sup> and 3<sup>rd</sup> Avenues.
  2. Use Permit on Review request by New Home Missionary Baptist Church to construct a new church facility in an R-2 Residential zone property located in the 3400 block of W. 34<sup>th</sup> Avenue.
  3. Use Permit on Review request by Church of Jesus Christ of Latter-day Saints to construct an addition to a church facility in a B-2 Commercial zone on property located at 2501 Ridgway Road.
  4. Use Permit on Review request by First Baptist Church (Dew Drop) to construct an addition to a church facility in an R-4 Residential zone on property located at 1701 N. Bryant Street.
- V. COMMITTEE REPORTS
  - o Community Cleanup Committee
- VI. PLANNING DIRECTOR'S REPORT
- VII. ADMINISTRATIVE MATTERS
- VIII. OPEN DISCUSSION
- IX. ADJOURNMENT

**RECOMMENDATION  
TO THE  
PINE BLUFF PLANNING COMMISSION**

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**SUBJECT:** Alley Closing request to close the alley running from Main Street to State Street between 2<sup>nd</sup> and 3<sup>rd</sup> Avenues.

**APPLICANT:** Thomas Curry and others

**REVIEW COMMENTS**

The applicant desires to close the 12-foot wide subject alley because the building south of the alley encroaches upon the alley by about one and one-half feet and is causing problems with the title to the building. Although the encroachment on the alley only affects the west half (closest to Main Street) of the alley, the alley runs the entire width of the block, and all adjoining property owners have signed the request to close the alley in its entirety.

- In visiting the site, the subject alley is directly adjacent to the building south (closest to 3<sup>rd</sup> Avenue) of the alley. The encroachment is on the north side of the building. The majority of the alley is located at a lower grade than the rest of the paved area between the two buildings that face Main Street in the block. The lower grade restricts the use of the alley to access the area north of it.
- If you turn off Main Street onto the subject alley and continue driving, directly in front of you at the rear of the building adjacent to the alley is an electric utility platform that contains major electrical services for the area. This platform hampers the usability of the alley for driveway purposes.
- When you visit the subject site you will see that there is a large paved parking/driveway between two buildings. The majority of this paved area is not the subject alley, but is on the north side of the alley, and is used for parking and access to the buildings on the north half of the block. This area will not be affected by the closing of the alley.
- The east half of the block containing the alley (closest to State Street) has a parking area on the north side of the alley and is mostly undeveloped on the south side of the alley.

**RECOMMENDATION**

As it does not appear that the alley is needed for street access purposes, the staff recommends approval of the alley closing request subject to the City retaining the alley as a utility easement.

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**RECOMMENDATION  
TO THE  
PINE BLUFF PLANNING COMMISSION**

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**SUBJECT:** Use Permit on Review request to construct a new church facility in an R-2 Residential zone on property located in the 3400 block of W. 34<sup>th</sup> Avenue.

**APPLICANT:** New Home Missionary Baptist Church, represented by Ken Bethge

**ZONING AND LAND USE:**

ZONING:	North:	I-1 Industrial	LAND USE:	North:	Light Industrial
	South:	B-4 Commercial		South:	Various Commercial
	East:	I-1 Industrial		East:	Industrial Plant
	West:	R-2 Residential		West:	Vacant

**REVIEW COMMENTS**

- The applicant desires to construct a new church facility on property zoned R-2 Residential in the 3400 block of W. 34<sup>th</sup> Avenue. The east half of the subject site was given a UPOR to build a church one year ago. The Church has since purchased an adjacent parcel the same size as the former parcel, and is now requesting a UPOR to construct a church on the parcel as a whole. The site plan has not changed except for the size of the parcel.
- Current land uses in the area include an industrial facility on the east, light industrial uses on the north, office-type uses on the south, and vacant property on the west. The subject site is part of a larger tract that was rezoned from industrial to residential a few years ago in order to construct a large single family subdivision. That project has been abandoned.
- It does not appear that allowing a church to be constructed on the subject site would have a detrimental affect on the neighborhood. The existing land uses along the street near the subject site are low intensity office type uses that can harmoniously exist with a church. The street is a minor arterial street that serves the existing businesses in the area along with residential uses to the south and west of the site. It should also be compatible with any new housing developments that may occur directly west of the site.

**RECOMMENDATIONS**

The staff recommends approval of the UPOR request subject to the following:

1. Zoning and Planning Staff approval of the site and parking plans when an actual building request is made.
2. If the actual plans include a church significantly larger than that submitted or that include significant accessory uses, the Zoning Administrator shall require the applicant to file an amendment to this UPOR permit.

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**RECOMMENDATION  
TO THE  
PINE BLUFF PLANNING COMMISSION**

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**SUBJECT:** Use Permit on Review request to construct an addition to a church facility in a B-2 Commercial zone on property located at 2501 Ridgway Road.

**APPLICANT:** Church of Jesus Christ of Latter-day Saints

**ZONING AND LAND USE:**

ZONING:	North:	R-1 Residential	LAND USE:	North:	Vacant
	South:	R-1 Residential		South:	Vacant
	East:	B-3 Commercial		East:	Vacant
	West:	B-2 Commercial		West:	Church (vacant)

**REVIEW COMMENTS**

- The applicant desires to construct a 4,470 square-foot addition to the existing church at 2501 Ridgway Road. The application states that the addition will be used for classrooms and office space.
- Current land uses in the area include a vacant church building (formerly Victory Baptist Church) on the west, and vacant property on the other three sides. The property on the east side of the subject site was rezoned to B-3 recently so a funeral home could be located there, but it is currently vacant. The area behind the church is wooded, and the area across Ridgway Road is vacant and next door to a fire station.
- It does not appear that allowing an addition to the church would have a detrimental affect on the neighborhood. The addition will be utilized by the existing congregation. There is plenty of room at the rear of the existing structure for the proposal, and the addition would not interfere with parking or drives.

**RECOMMENDATIONS**

The staff recommends approval of the UPOR request.

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**RECOMMENDATION  
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**SUBJECT:** Use Permit on Review request to construct an addition to a church facility in an R-4 Residential zone on property located at 1701 N. Bryant Street.

**APPLICANT:** First Baptist Church (Dew Drop)

**ZONING AND LAND USE:**

ZONING:	North:	R-4 Residential	LAND USE:	North:	House
	South:	R-4 Residential		South:	House
	East:	R-4 Residential		East:	Several storage buildings next to a house
	West:	R-4 Residential		West:	Mobile Home

**REVIEW COMMENTS**

- The applicant desires to construct a 25' x 52' addition to the existing church at 2501 Ridgway Road, primarily for classrooms. A UPOR is required because a church is a use allowed under a UPOR in the zone, but because the church pre-dated the Zoning Regulations or was outside the City limits at the time it was constructed, it is a nonconforming use. An addition to a nonconforming use larger than 25% of its current square footage requires a UPOR.
- The subject site is located on the northeast corner of Bryant and Wormack Streets. The proposed addition will be located on the rear of the building. In stepping off the vacant area between the existing church and the rear fence, It appears there is sufficient room to construct a 25-foot deep addition and still meet the 10-foot rear yard setback.
- Most of the immediate land uses are single family residential. There is another church about a block from the site.
- It does not appear that allowing an addition to the church would have a detrimental affect on the neighborhood. The church has existed at this location for many years. The addition will be utilized by the existing congregation. There appears to be sufficient room at the rear of the existing structure for the proposed addition, and the addition would not interfere with needed parking or drives.

**RECOMMENDATIONS**

The staff recommends approval of the UPOR request.

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