



PINE BLUFF PLANNING COMMISSION

JANUARY 27, 2009

4:00 p.m.

Council Chambers

- I. CALL TO ORDER
- II. CONSIDERATION OF MINUTES: October 28, 2008 & November 25, 2008
- III. OLD BUSINESS: None
- IV. NEW BUSINESS:
 1. Street Name Change request by Pine Bluff Housing Authority to rename a portion of 19th Avenue located between Hutchinson Street (extended) and Taft Street to Logan Lane.
 2. Street Closing request by Pine Bluff Wastewater Utility to close approximately 75 feet of E. 13th Avenue and 75 Feet of the undeveloped right-of-way located south of the E. 13th right-of-way, both adjacent to the 100 feet closed previously in October 2008, and all located west of the Pine Bluff Street Department.
 3. Use Permit on Review request by Second C.H.A.N.G.E. Recovery Center to operate a homeless drug and alcohol treatment and transitional housing at 2002 W. 27th and 2003 W. 28th Avenues in a B-1 Neighborhood Business zone.
 4. Rezoning request by Sizemore Properties to rezone approximately 9.88 acres located at 3301 Ridgway Road from R-1 Residential to RMF-21 Multi-Family.
- V. COMMITTEE REPORT
- VI. PLANNING DIRECTOR'S REPORT
- VII. ADMINISTRATIVE MATTERS
 - o Planning Commission Bylaws
- VIII. OPEN DISCUSSION
- IX. ADJOURNMENT

**RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION**

SUBJECT: Street Name Change request to rename a portion of 19th Avenue located between Hutchinson Street (extended) and Taft Street to Logan Lane.

Note: *The Housing Authority requested a name change of one block along 19th Avenue between Lee Street and Taft Street only. The advertisement that ran was for the street segment listed above so that the Planning Commission could have an option to renaming only one block of the street.*

APPLICANT: Pine Bluff Housing Authority

ZONING AND LAND USE:

19th Avenue is located from a point west of Gross Street to Taft Street. The area along this street is zoned R-4 Residential. There are three houses along the stretch of street that are not located in the Housing Authority's new subdivision.

REVIEW COMMENTS

- The Housing Authority recently developed a subdivision on W. 19th Avenue between Lee and Taft Streets, and they and the Pine Bluff Economic and Community Development Department have constructed and intend to construct new homes on this block. The Housing Authority has requested that the City rename this one block portion of 19th Avenue from 19th Avenue to Logan Lane.
- 19th Avenue currently exists on the ground from a point west of Gross Street (which would be Hutchinson if it extended that far south) to Taft Street, which is about five blocks. 19th Avenue near Taft Street has been cul-de-sac-ed, however, the street is platted through to Taft and also from Hutchinson to Hemlock, although it does not exist on the ground from Hutchinson to Hemlock.
- The name change as requested would rename only one block of 19th Avenue. The staff advertised the name change for the part of 19th that exists on the ground, or from Hutchinson (extended) to Taft Street, so that the Planning Commission could consider renaming the entire street or just the one block span that was requested.
- From a Planning standpoint, since the street system of this area was developed into grids that have consecutive numbered streets going from west to east, we would prefer that the name of the street remain 19th Avenue. However, having a street name that does not follow the numbering system placed between numbered streets is not unprecedented in the City. Therefore, our second preference would be to rename the portion of the street that currently exists on the ground (from Hutchinson to Taft) in its entirety. There are three other

residences on the street that are not a party to this name change and a number of other owners of undeveloped property, however, and they may not desire to have the street name changed.

- If the street name is changed just for that portion located between Lee and Taft Streets, and since it has been terminated by a cul-de-sac, it may not have a major impact since it can be accessed directly from Lee Street when directions are given to emergency service providers or others looking for the street. The Fire Department has been notified of the proposed name change. Furthermore, the street, although platted, does not continue on to the east past Taft Street.
- This is a sparsely developed area. While there are many platted streets, many have not been constructed. There are also not a lot of houses on many of the numbered streets in the general vicinity of the subject street. It is relatively unlikely that the unconstructed platted streets will be developed in the near future unless it is part of a government-constructed residential subdivision or project. Therefore, it is unlikely any street name change would cause major problems for future developments.

RECOMMENDATION

While we would prefer that the street name remain W. 19th Avenue, or that the constructed portion of the street be renamed in its entirety, if emergency services do not object to the name change, we also have no objection.

Our staff does not profess to know all matters pertaining to land use law. We serve the City of Pine Bluff in an advisory capacity only, and any comments or recommendations contained herein are based on good planning principles and the Zoning Regulations as we interpret them. If you have questions on any legal issues that might occur due to this matter, please contact the Pine Bluff City Attorney.

**RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION**

SUBJECT: Street Closing request to close approximately 75 feet of E. 13th Avenue and 75 feet of the undeveloped right-of-way located south of the E. 13th right-of-way, both adjacent to the 100 feet closed previously in October, 2008.

APPLICANT: Pine Bluff Wastewater Utility

ZONING AND LAND USE:

The subject property is zoned R-3 Residential. There are small single family homes on 13th Avenue west of the subject site, vacant property owned by Wastewater Utility and the Pine Bluff Street Department east of the subject site, and vacant properties and residential owned by the applicant north and south of the site.

REVIEW COMMENTS

- In October 2008, Wastewater requested the City to close 100 feet of the easternmost right-of-way of W. 13th Street behind the Street Department and the same amount of an undeveloped right-of-way south of it in order to utilize the properties for storage of construction-type materials. The applicant now desires to close an additional 75 feet of these same right-of-ways. The subject right-of-ways are platted but are not constructed. The applicant previously did not have ownership of the abutting properties so they could not close this 75 feet. However, they have recently obtained the properties. They state they do not intend to request more right-of-way closures in this location in the future.
- The streets cannot be extended from their current end through to Ohio Street because of existing land uses. There are existing small single residential family homes located on W. 13th Avenue located west of the proposed street closings. These homes have an existing view of the Pine Bluff Street Department and Wastewater complex facilities.
- It does not appear that the proposed street closings will have an impact on any neighborhood circulation. The streets are not constructed currently and they cannot be extended to Ohio Street, so constructing them would serve no purpose since the applicant owns the properties adjoining the right-of-way.

RECOMMENDATION

The staff recommends approval of the street closing request.

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**RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION**

SUBJECT: Homeless drug and alcohol treatment and transitional housing, located at 2002 W. 27th and 2003 W. 28th Avenues in a B-1 Neighborhood Business zone.

APPLICANT: Second C.H.A.N.G.E. Recovery Center

ZONING AND LAND USE:

ZONING:	North:	B-1 Neighborhood Business	LAND USE:	North:	Single Family Residential
	South:	B-1 Neighborhood Business		South:	Single Family Residential
	East:	R-2 Residential		East:	Single Family Residential
	West:	B-4 Commercial		West:	Vacant, then a Business (28 th); SF Res (27 th)

REVIEW COMMENTS

- It should be noted that Second C.H.A.N.G.E. Recovery Center has a primary office on Catalpa Street. A majority of the persons served by the Center are out-patients, who attend meetings and counseling at the primary office, not the subject sites.
- The applicant is requesting to operate a drug and alcohol treatment facility for homeless persons in two dwelling units: one at 2002 W. 27th Avenue and the other directly behind it at 2003 W. 28th Avenue. They have been in operation for quite some time. The applicant states that a former zoning official told him that the use was permitted in the zone. Whether or not that occurred is not relevant, since the applicant never applied for or received any zoning approval for the use and has been operating without City permits. According to the Zoning Regulations, non-profit uses that are not listed as permitted uses in the B-1 zone must receive a UPOR permit. A drug and alcohol treatment facility is not listed as a permitted use and therefore requires UPOR approval. The current zoning official notified the applicant to come into compliance. We are not aware of any other problems associated with the facilities.
- The information submitted states that clientele of the facilities includes persons sent there from Drug Court, persons from other treatment facilities, and families from DHS in need of housing and services. In talking with the Director of the facility, who will be submitting additional information that has not yet been received, they do not accept persons directly from the Department of Community Correction.
- The material included with the application states that the transitional houses serve persons who are homeless as a result of their disease (addictions), and have an initial 90-day stay up to 18 months. I have no information as to how many persons reside in the houses at any one time, or when there is a full-time employee residing in the house with the clients.

- The house on W. 27th Avenue contains slightly less than 1,000 square feet, and the house on W. 28th contains over 1700 square feet due to an enclosed carport. The small house has a single dirt driveway with no carport or cover, and the house on 28th has a paved drive.
- The City of Pine Bluff does have a severe substance abuse problem as well as a critical need for transitional housing for homeless persons, including those needing special services such as substance abuse programs. The location of the subject sites as transitional housing for persons with substance abuse problems appears to have several factors in its favor: 1) the area is zoned as a transition area between residential properties and businesses; 2) the area as a residential area has been deteriorating and may be better served by uses that can occupy single family dwellings without being residences; 3) the streets are very busy minor arterial streets that are not attractive to new homeowners; 4) the persons at the facilities will be living in a residential rather than institutional setting; and 5) the area has access to city bus service so the clients who are so allowed can get to work and access social services.

RECOMMENDATION

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

1. The house located at 2002 W. 27th is to be used only for family housing. Housing for groups of single persons shall not be allowed. This is due to the size of the structure and the lack of parking facilities. Vehicles shall not park in the front yard. Other applicable City codes shall also be met.
2. The house located at 2003 W. 28th may house groups of single persons, as well as families. The number of persons being housed at any one time shall be determined by local regulations (fire code) and State regulations. Any other applicable City codes shall also be met. All parking shall occur on paved surfaces and not in the front yard.
3. Since the applicant has stated that they do not accept persons coming directly from the Department of Corrections, the facilities shall not house such persons without the Planning Commission amending the UPOR.
4. Repetitive occurrences of behavioral or criminal problems that disturb the neighborhood at either of the two facilities shall be grounds to terminate the UPOR permit.

These recommendations were developed based on the size of the structures, existing parking facilities, adjacent land uses, information submitted with the application, and phone conversations with the applicant.

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**RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION**

SUBJECT: Rezoning request to rezone approximately 9.88 acres located at 3301 Ridgway Road from R-1 Residential to RMF-21 Multi-Family.

APPLICANT: Sizemore Properties

ZONING AND LAND USE:

ZONING:	North:	R-1 Residential	LAND USE:	North:	Vacant
	South:	R-1 Residential		South:	Vacant; single family
	East:	RMF-21 Multi-Family		East:	Church
	West:	R-1 Residential		West:	Vacant, then some Single Family

REVIEW COMMENTS

- The applicant is requesting to rezone the subject property RMF-21 Multi-Family in order to utilize the subject property and the property adjacent to it on the east side for a gated apartment complex. The applicant states that the buildings will be single story units with lots of green area.
- Most of the property in the immediate vicinity of the subject site is zoned R-1 Residential, with the exception of the 8.74-acre parcel that abuts the subject site on the east side. That abutting parcel is already zoned for multi-family purposes and has been zoned that way for many years.
- A zoning classification of 21 units per acre means that the subject site could contain up to 189 apartment units, depending on the number of stories of the units and the parking and drive layout. The parcel that is already zoned RMF-21 can contain up to 168 units without any further Planning Commission action. The land use plan shows the subject property as being high density residential, which is utilized throughout the City for those areas that have sanitary sewer available. The addition of the subject parcel as multi-family zoned property to the abutting property that is already zoned as such allows for a better planned multi-family development since there is more potential for a wide range of development designs and an abundance of land available for green space.
- Ridgway Road is a two lane road classified as a minor arterial street, and connects in the general vicinity with Middle Warren Road on the west and Hazel Street on the east, also minor arterial streets. Apartments and other higher density developments should be located on collector and minor arterial roads and away from local streets. There is some congestion at Ridgway and Hazel in the mornings and afternoons for work traffic. However, the intersection currently does not meet the requirements for installing a traffic signal.

- Locations along Ridgway Road in the vicinity of the subject site include single family residential subdivisions, a few scattered single family homes, and a church. The subject site, as an R-1 Residential property, has been vacant for many years. While it is not known if the property would ever be developed as a single family subdivision, this area is not among the areas within Jefferson County that have seen new single family developments. In fact, in the general vicinity of the subject site, the most recent single family subdivision developed was probably Foxborough located on South Hazel south of 73rd Avenue, which was developed about 20 years ago.
- The property appears to be conducive to multi-family development, and rezoning the property from RMF-21 Multi-Family appears appropriate. The property is located on a minor arterial street that has two nearby outlets, Hazel Street and Middle Warren Road, also minor arterial streets that have interstate interchanges near the intersections. The property abuts property that is already zoned RMF-21 Multi-Family and will not introduce a new zoning district into the neighborhood. The property has been vacant for many years and has not been developed for single family uses. The area is not among the areas in the County that has seen new single family subdivision development in the past 20 years.

RECOMMENDATION

The staff recommends approval of the rezoning request.

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