

CITY OF PINE BLUFF
BOARD OF ZONING ADJUSTMENT
JANUARY 25TH, 2022, 4:00 P.M.
PINE BLUFF CONVENTION CENTER



AGENDA

CALL TO ORDER

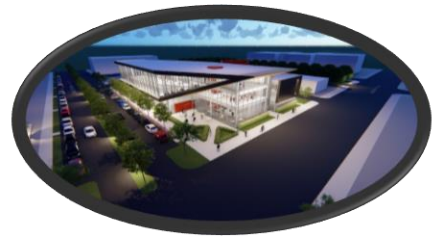
CONSIDERATION OF MINUTES: November 30th, 2021 meeting

OLD BUSINESS: NONE

NEW BUSINESS: NONE

ADJOURN TO PLANNING COMMISSION MEETING

**CITY OF PINE BLUFF
PLANNING COMMISSION
JANUARY 25TH, 2022 4:00 P.M.
PINE BLUFF CONVENTION CENTER**



AGENDA

CALL TO ORDER

CONSIDERATION OF MINUTES: November 30th, 2021 meeting

OLD BUSINESS: NONE

NEW BUSINESS:

1. Use Permit on Review Request (UPOR) to expand a middle school at 1501 W. 73rd with the addition of new buildings in a R-1, Residential zone.
2. Use Permit on Review Request (UPOR) to operate a lounge at 224 Main in the B-5, Central Business District.
3. Alley closing request by Kirby Raymick and Steve Raymick to close a portion of the east – west alley located south of 1630 W. Blake Street.
4. Rezoning request by Harpreet Singh to rezone approximately one acre at 5703 Olive from R-1, Residential to B-3, Highway Commercial.
5. Discussion to forward Comprehensive Plan to City Council with a DO Pass recommendation.

COMMITTEE REPORTS: NONE

OTHER ITEMS

ADJOURNMENT

Complete Agendas can be found online at www.searpc.com . Click on the calendar date of the meeting.

**RECOMMENDATION
 TO THE
 PINE BLUFF PLANNING COMMISSION**

SUBJECT: Use Permit on Review Request (UPOR) to expand a middle school at 1501 W. 73rd with the addition of new buildings in a R-1, Residential zone.

APPLICANT: Friendship Education Foundation

ZONING AND LAND USES: R-1, Residential

ZONING:	North:	R-1, Residential	LAND USE:	North:	Vacant
	South:	R-1, Residential		South:	S.F. Residence / Church
	East:	R-1, Residential		East:	S.F. Residential Subdivision
	West:	Multi-family		West:	Vacant

History

No recent UPOR request in area

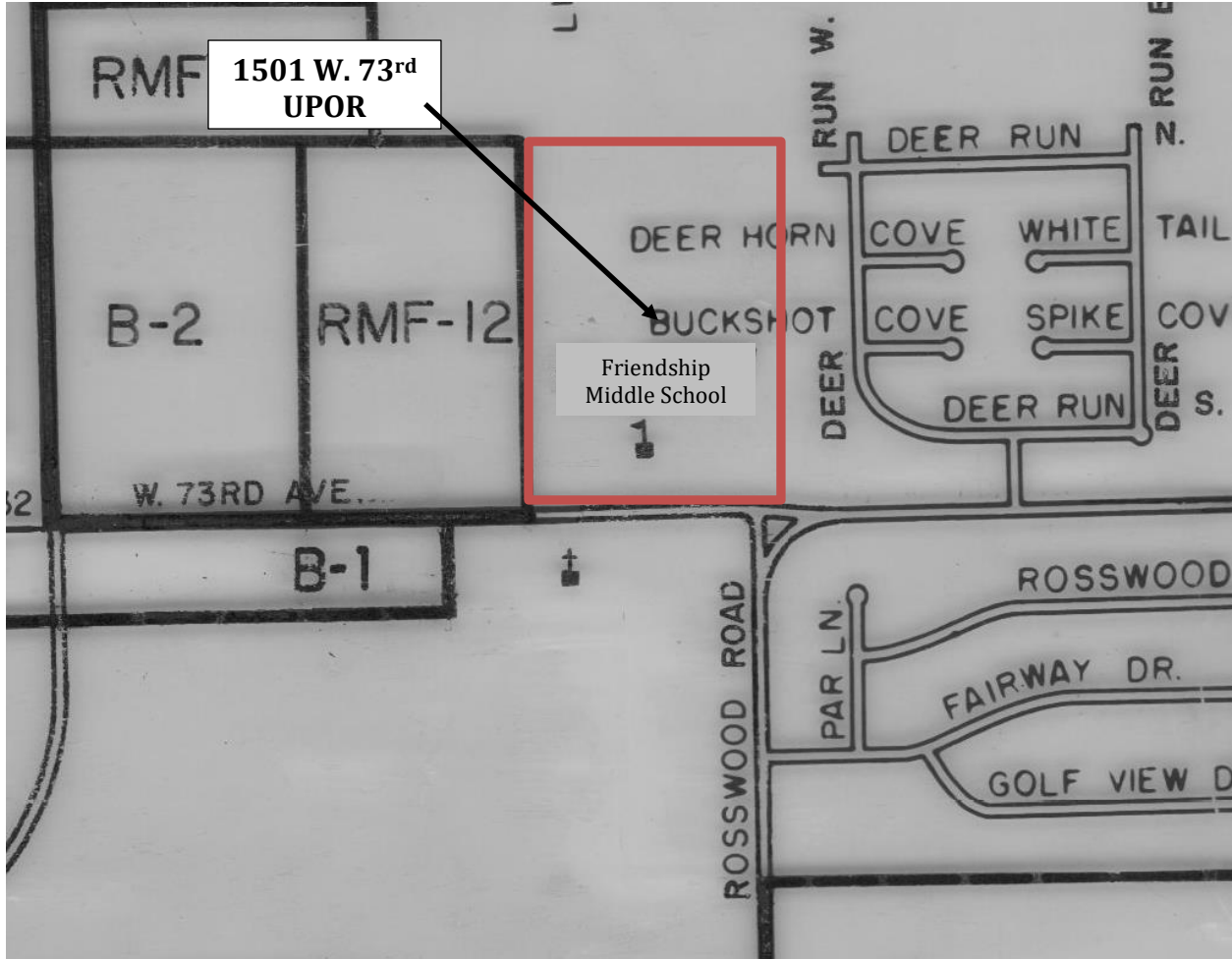
REVIEW COMMENTS

Applicant is requesting an expansion of the existing middle school campus by constructing two additional structures as phase 1 and phase 2. Phase 1 will be the 35,000 square foot addition located in the front of the existing gymnasium and phase 2 will be located in the rear and will be approximately 32,000 square feet.

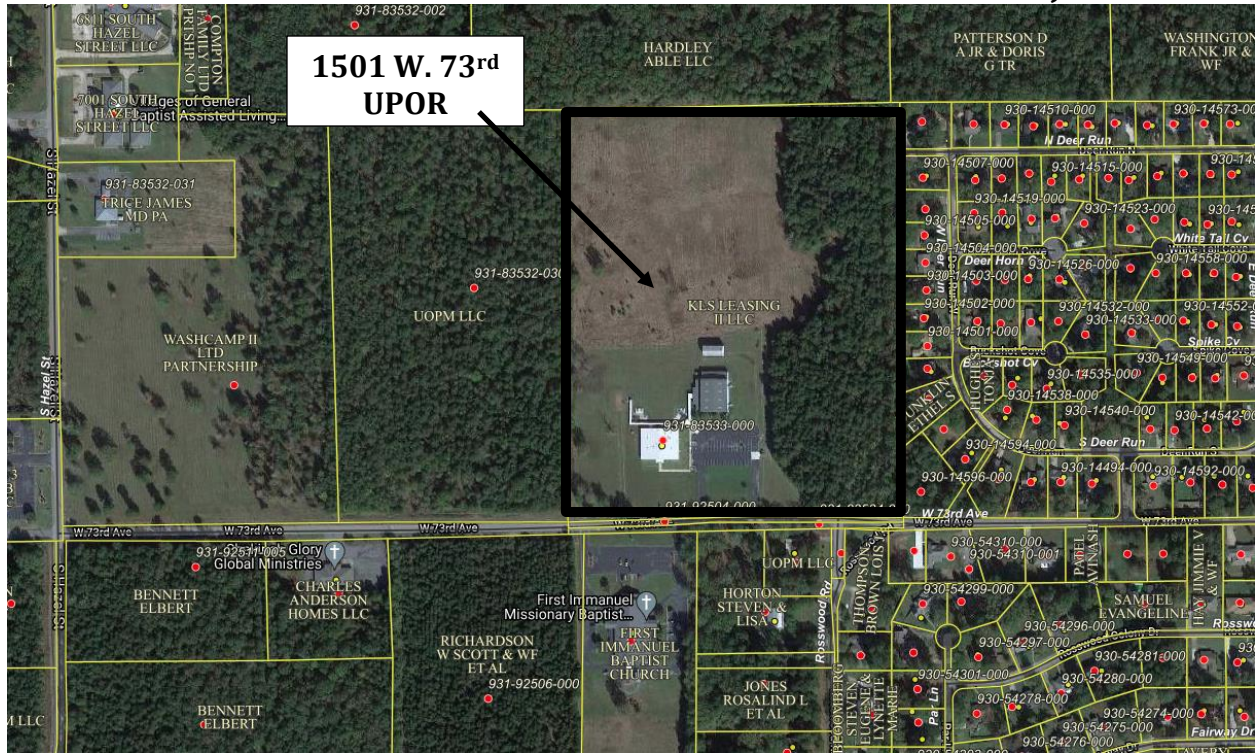
Additions to parking and segregated parking and bus drive though areas will be added to improve circulation. The overall site area is 30 plus acres. Parking for a middle school is based on a combination of number of employees plus 1/2 per classroom. Based on discussion with the architect the number of spaces needed was 55. Sixty have been provided including handicap accessible spaces. Traffic may slightly; however, since this is a middle school, individual students will not be driving to campus.

RECOMMENDATION

Since the property size is substantial and the zoning east is both multifamily and Commercial staff recommends approval.



Zoning Map



Aerial Map



Existing Site Aerial



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 Name & Nature of Business: Friendship Education Foundation

Business Location: (address or lot, block, or nearest intersection) 1501 West 73rd Ave.

Property/Parcel ID No. 931-83533-000

Size of Property (acres): 30.59 Current Zoning: R-1 Ward: 2

Applicant / Business Owner

Name: Friendship Education Foundation
Address: 1351 Nicholson St. N.W.
Washington, DC 20011
Telephone: 202-722-2672
Email: lchaffin@friendshipschools.org
Fax: _____

Property Owner (Must be filled out if different)

Name: KLS Leasing II, LLC.
Address: P.O. Box 2030
Bentonville, AR
Telephone: 479-553-5924
Email: chumann@weioffice.com
Fax: _____

Who will run the business? Friendship Aspire Academy Number of employees: 40

Number of off-street parking spaces required: _____ Number provided: 60

Are there any special licenses for your business? Yes (explain) AR. Dept. of Education
issues a charter for the school Will you require a sign? Yes, will use existing

Additional information/comments: _____ pylon message center sign

Lee Chaffin

January 5, 2022

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.)

Cheryl Humann January 5, 2022
Signature Date

Signature Date

Printed Name Cheryl Humann

Printed Name

Owner _____ or Authorized Agent
(check one)

Owner _____ or Authorized Agent _____
(check one)

Submission Deadline: 01/05/2022 Expected Planning Commission Meeting Date: 01/25/2022

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)543-1845 fax: (870) 543-1854.

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

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

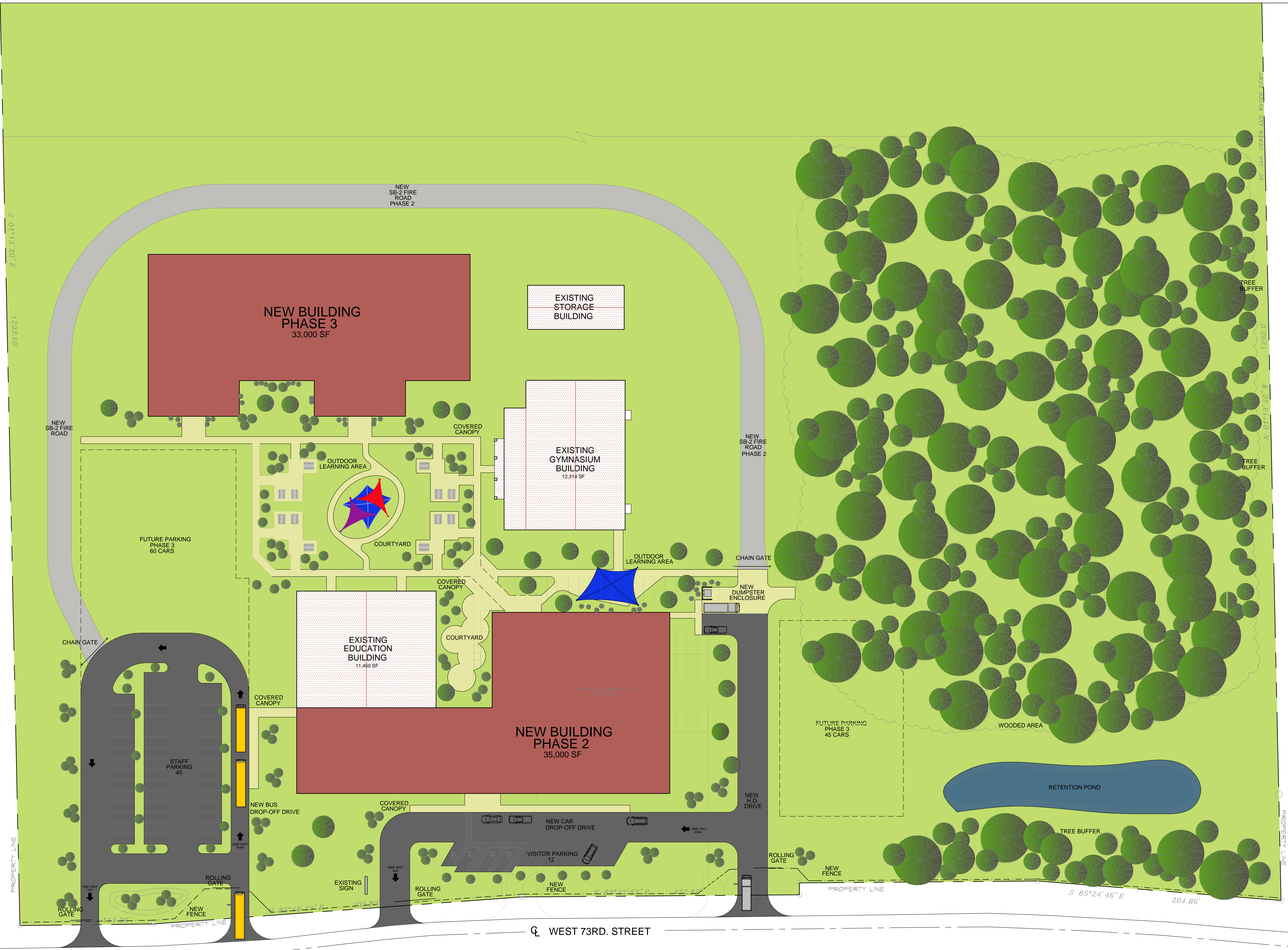
The current and former use of the property is a Charter Middle School

2. What is the proposed use you are requesting?

Additional building and parking to increase capacity of existing middle school.

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

See Exhibit "A"



N 89°19'13" E

WEST 73RD. STREET

1 SCHEMATIC SITE PLAN
1" = 40' 18.28± AC. SHOWN

THE NELSON ARCHITECTURAL GROUP, INC.
P.O. BOX 5099 200 EAST 11TH, SUITE B
PINE BLUFF, ARKANSAS 71611
PHONE 870-534-8932 FAX 870-534-3680

FRIENDSHIP ASPIRE ACADEMY
SOUTHEAST CAMPUS
1501 WEST 73RD. AVENUE
PINE BLUFF, ARKANSAS

SHEET TITLE
SCHEMATIC SITE PLAN
FILE NO.
202103-21A-UFOR

DATE
1-3-2022
PROJECT NO.
202103

1

**RECOMMENDATION
 TO THE
 PINE BLUFF PLANNING COMMISSION**

SUBJECT: Use Permit on Review Request (UPOR) to operate a lounge at 224 Main in the B-5, Central Business District.

APPLICANT: Arnice Rogers

ZONING AND LAND USES: B-5, Central Business District

ZONING:	North:	B-5, Central Business Dis.	LAND USE:	North:	Business Office
	South:	B-5, Central Business Dis.		South:	3 rd & Main Park
	East:	B-5, Central Business Dis.		East:	Vacant lot
	West:	B-5, Central Business Dis.		West:	Vacant

History

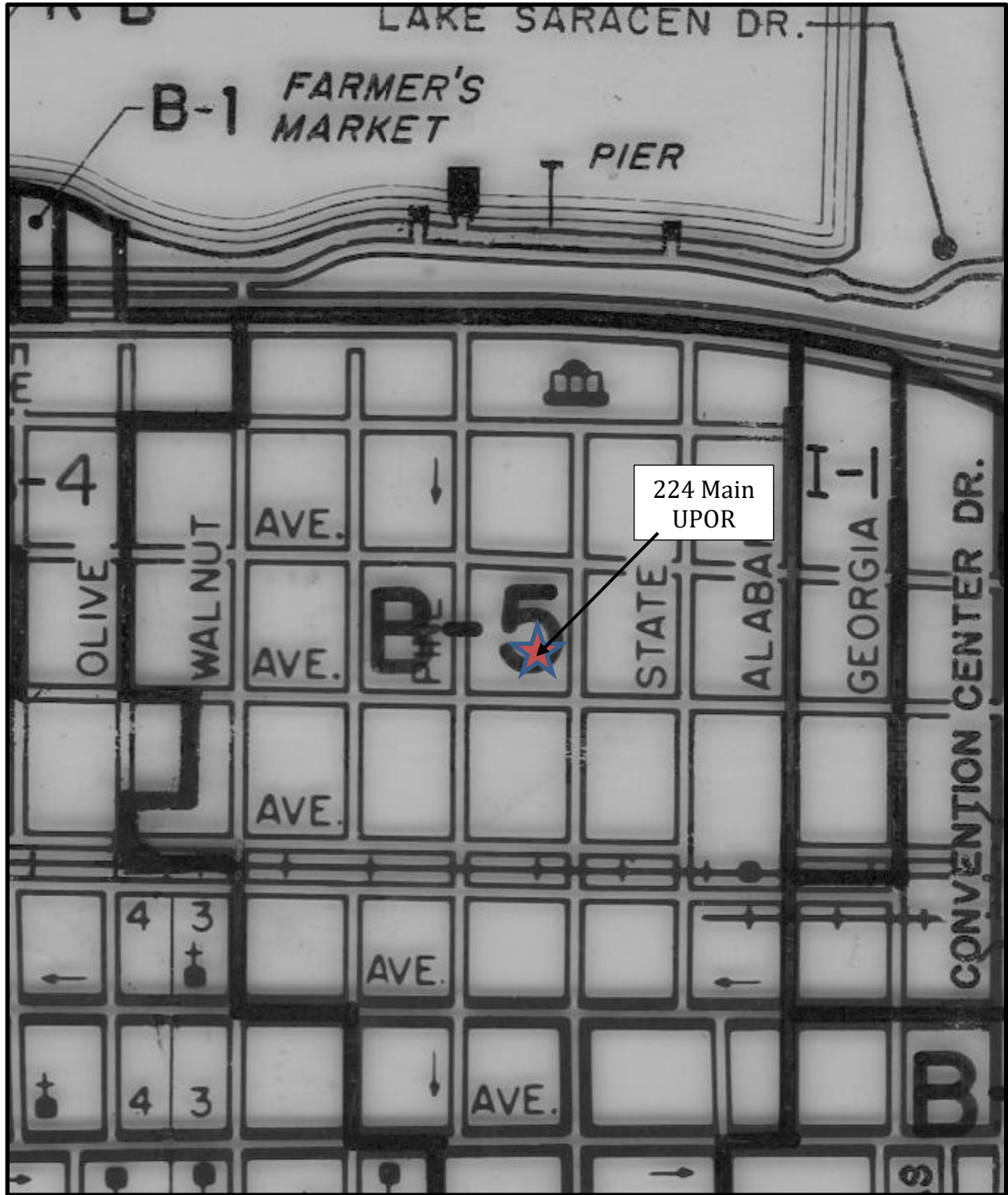
No recent UPOR request in area

REVIEW COMMENTS

The buildings previous use was as Doc’s Pawn shop. The area is included within the Entertainment District classification. The B-5 zone requires Bars, Taverns and Private Clubs to file a Use Permit on Review. Lounges fit into that category. The property adjoins the Main and 3rd Avenue Park. Off-street parking requirements have been removed for this zone.

RECOMMENDATION

Given this property is within the Entertainment District and no off-street parking is required, staff recommends approval with Fire and Inspection Department approval..



Zoning Map



Aerial Map



Photos

Case No. 2022-027



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: Arnice Rogers

Business Location: (address or lot, block, or nearest intersection) 224 Main St

Pine Bluff 71601 Property/Parcel ID No. 930 48467 000

Size of Property (acres): 0.11 Current Zoning: Commercial Ward: _____

Applicant / Business Owner

Name: Arnice Rogers
Address: 1301 Dancing Rabbit

Property Owner (Must be filled out if different)

Name: Barbara Rogers
Address: 1301 Dancing Rabbit Drive

Telephone: 870 592-4120

Telephone: 870 267-4936

Email: _____

Email: _____

Fax: _____

Fax: _____

Who will run the business? _____ Number of employees: 4+

Number of off-street parking spaces required: _____ Number provided: 3+

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

Will you require a sign? _____

Applicant / Business Owner Signature

Date

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

Arnice Rogers 12/21/21
Signature _____ Date _____
ARNICE ROGERS

Barbara Rogers 12/21/21
Signature _____ Date _____
BARBARA ROGERS

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

Printed Name
Owner or Authorized Agent _____
(Check one)

Submission Deadline: _____ Expected Planning Commission Meeting Date: _____

SEE REVERSE SIDE FOR SUBMISSION REQUIREMENTS

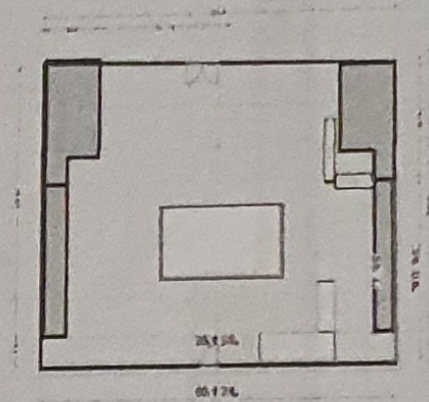
It is our intention to assist you in making your project a success in a timely manner. Please call if you have any questions or need assistance from the City of Pine Bluff Inspection & Zoning Department, 200 E. 8th Avenue, Pine Bluff, AR 71611 tel: (870)730-2020 fax: (870) 730-2170.

TALK OF THE TOWN LOUNGE

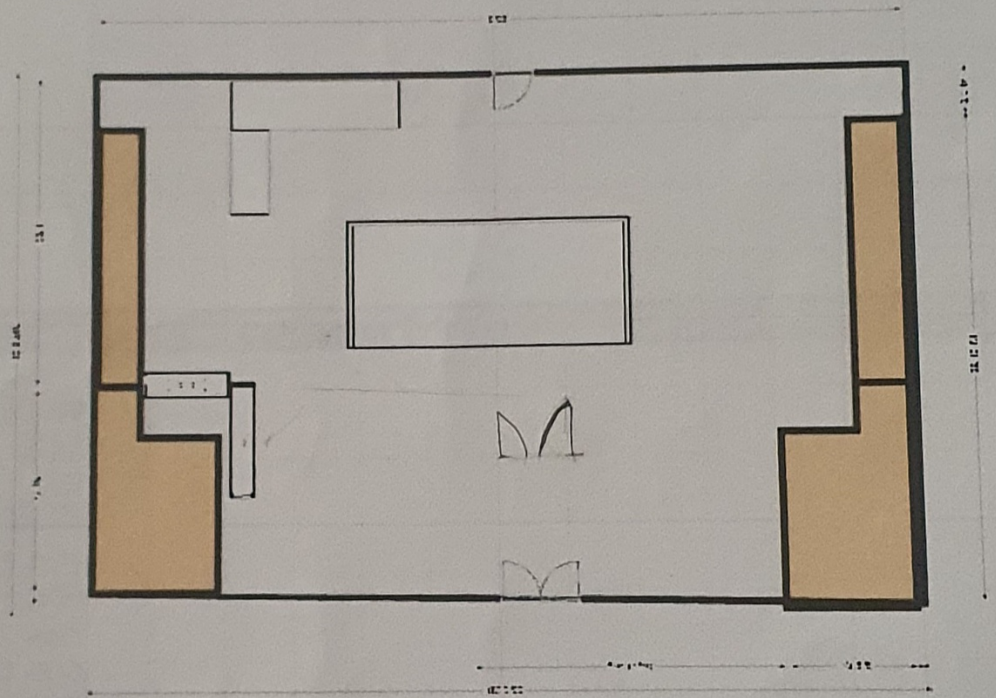
What is "Talk of the Town" Lounge?

Talk of the Town Lounge is the newest edition to the Pine Bluff downtown area. Open from 6pm- to 11:30pm, this location will offer entertainment through the presence of art, low classical music, pool tables, Nicotine free Shisha Hookah's and BYOB/F options. Only the ground level of this building will be in use for business. Although this is a generally 30 + lounge it is open to the adult public and requires appropriate attire for entrance.

- Previous Use: Docs Pawn Shop
- Food :No
- Drinks: Yes
- Staff: 4+
- Parking: 3 spaces



- Maximum occupancy: 49 Per floor
- Sq Footage: 3600
- Age Restriction: 30 +
- Hours of operation: 6pm – 1 am
- Water access: Yes
- Restroom Access: Yes
- Designer: Private Interior



1 = Parking

|| Main St

Ownership Description

Name: ROGERS BARBARA J

1301 DANCING RABBIT DR

PINE BLUFF AR 71603

Subd.: OLDX80 OLD TOWN ADD Acres: 0.083

S-T-R: 32-05-09

T.D.: 031 3 PINE BLUFF

Location: 224 S MAIN ST

Legal: BLK 34, BEG 54 FT N SE COR LOT 3 N 30 FT W 120 FT S 30 FT E Old PID:

120 FT TO BEG. Map: City: PINE BLUFF

Block: 034 Lot: 003 Tax Status:

Status: Owner: 375628

Type: C1 C.Impr Notallow

Taxable: N Neigh: 3

Owner: 375628

AR 71603

Block: 034 Lot: 003

City: PINE BLUFF

Map: Old PID:

Status: Owner: 375628

Type: C1 C.Impr Notallow

Taxable: N Neigh: 3

Owner: 375628

AR 71603

Block: 034 Lot: 003

City: PINE BLUFF

Map: Old PID:

Assessment Summary

Year	2018	20%	2013	20%
Land	3,600	720	3,600	720
Bldgs	20,400	4,080	10,250	2,050
Total	24,000	4,800	13,850	2,770

Review Record

Date	By	Reason	Land	Buildings	Total
9/25/2018	SDH	RA	3,600	20,400	24,000
PER ACD REVALUE COMMERCIAL					
6/29/2018	SDH	RA	3,600	20,400	24,000
7/1/2013	SDH	RA	3,600	10,250	13,850
6/25/2008	RCP	RA	3,600	17,850	21,450
5/24/2000	RA	RA	3,600	16,450	20,050
1/1/1996			7,200	13,950	21,150

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

Date	Amount	Purpose	Note
Building Permit Record			
5/24/2000		RA	
1/1/1996			

Ownership Record

Date	Book	Page/Inst#	Amount	Type	Grantee
9/3/2015	963	078	15,000	WD	ROGERS BARBARA J
8/20/1996	669	381		QC	KELLEY MICHAEL
8/11/1987	571	521			KELLEY MICHAEL KAY & WF
1/1/1910	445	49 & 51	35,000		KRANNICHPELD LUTHER L & WF

Sub PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate Pri/Sec	O	Adj1	%	Adj2	%	Value	NC	HS
SF	3600.000	3600.000		.000	1.00	0.00					3,600		
					0.00	0.00					30 X 120		

PINE BLUFF SUBS\OLDX80\930-48467-000-01\201



**RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION**

SUBJECT: Alley closing request by Kirby Raymick and Steve Raymick to close a portion of the east – west alley located south of 1630 W. Blake Street.

APPLICANT: Kirby Raymick and Steve Raymick

ZONING AND LAND USES: I-1, Light Industrial and B-3, Highway Commercial

ZONING:	North:	I-1, Light Industrial	LAND USE:	North:	Kirby’s Plumbing
	South:	B-3, Highway Commercial		South:	Vacant
	East:	B-3, Highway Commercial		East:	Clark & Sons Auto Repair
	West:	R-3, Residential		West:	Residential

PLANNING COMMISSION HISTORY

Alley closing requests within area: NONE.

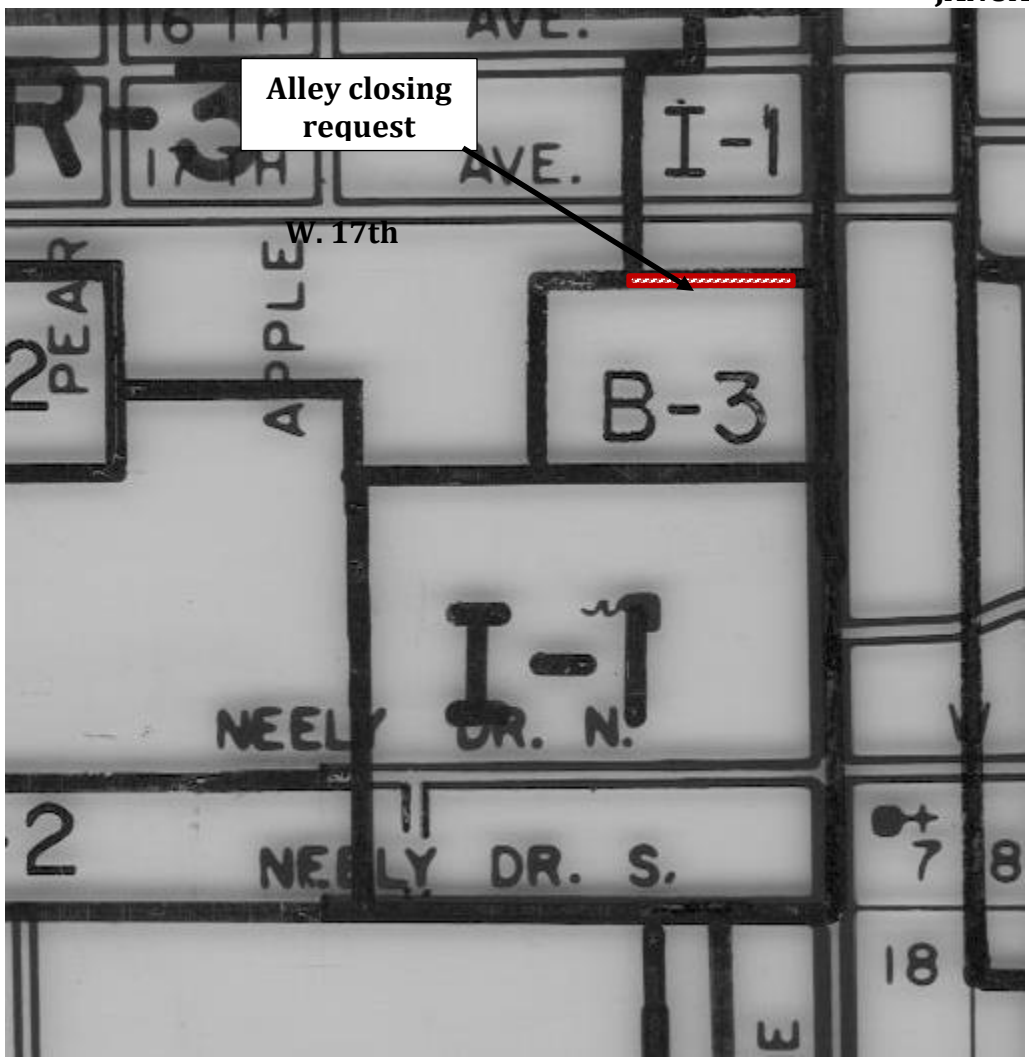
REVIEW COMMENTS

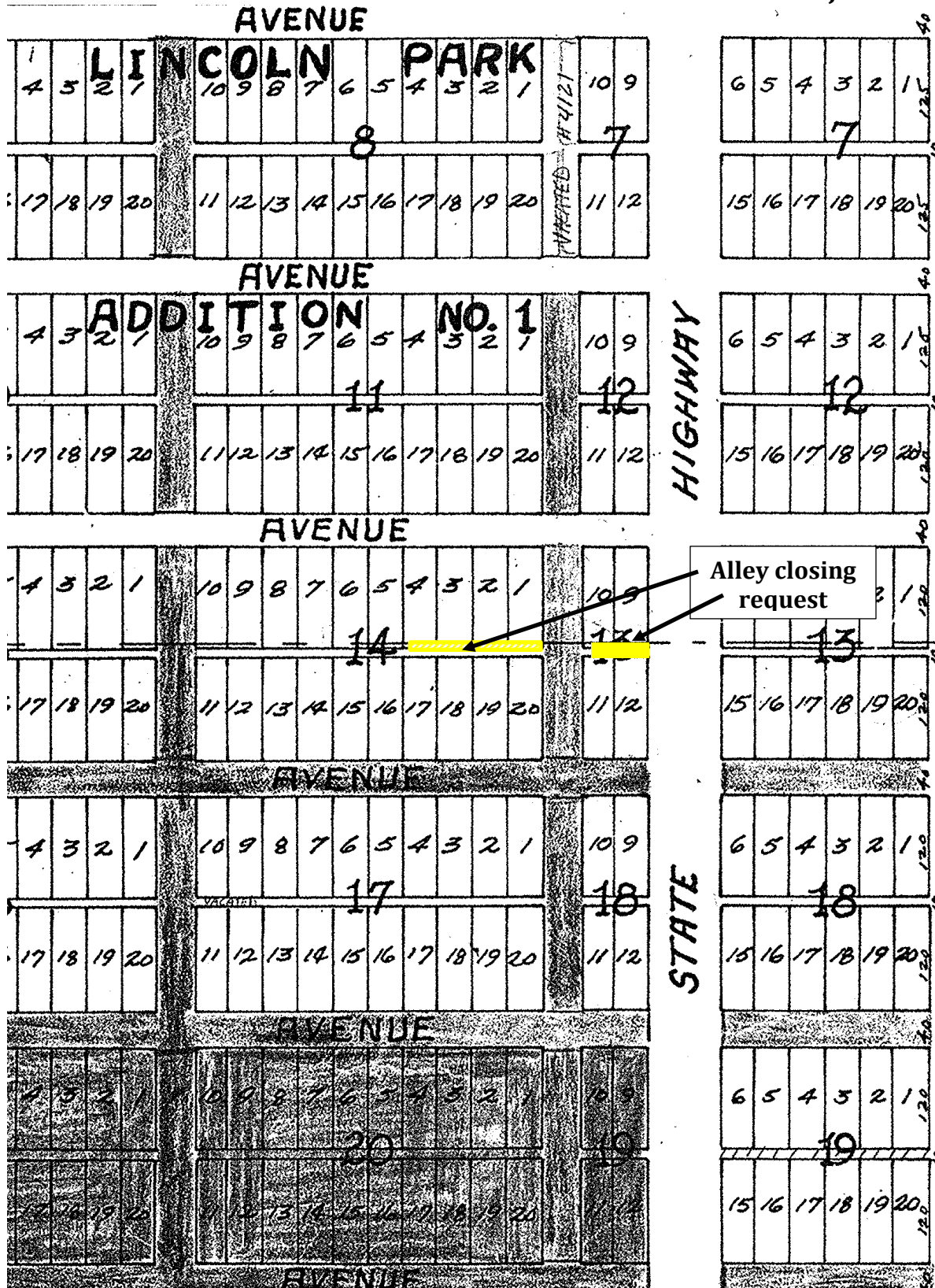
Applicants request approval to close a portion of the east - west alley located south of 1630 Blake Street. This request is for the east 280 feet of that alley. Page three of this review shows the plat page and an aerial for this this request. On the plat page the alley is one block long with a previously platted and undeveloped street closed in by Ordinance # 3548.

No utility service is located in this area.

RECOMMENDATION

With no utilities present, Staff recommends approval.





ALLEY CLOSING

**AGENDA ITEM #3
PORTION OF EAST - WEST ALLEY SOUTH OF 1630 S. BLAKE
JANUARY 25TH, 2022**





Looking west down alley



Looking West down alley

Case No. 2022-013



CITY OF PINE BLUFF, ARKANSAS

Street/Alley Closing

Application

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

Business Name & Nature of Business: KIRBY'S PLUMBING & MECHANICAL

Property Location: (address or lot, block, or nearest intersection)
1630 SOUTH BLAKE P.B.A. 17th & BLAKE STREET SW CORNER

Property/Parcel ID No. _____ Current Zoning: _____ Ward: _____

Applicant / Property Owner
Name: KIRBY RAYMICK
Address: 1630 S BLAKE ST.
Telephone: (870) 534-0632 CELL (870) 550-7766
Name: _____
Address: _____
Telephone: _____

Additional Property Owners
Name: KEITH RAYMICK
Address: 9413 GRANT 14 PINE BLUFF 71603
Telephone: 870-550-3164
Name: STEVEN RAYMICK
Address: 296 GRANT 21 GRAPEVINE AR 72057
Telephone: 870-550-2243

Brief description of request:
CLOSE 10' ALLEY BETWEEN THE TWO PROPERTYS, WITH NO UTILITIES

Does the property have restrictive covenants: _____ (If yes, attach a copy of covenants)
Are there any special licenses for your business? YES (Explain) PLUMBING LIC & CITY OF P.B.
Has any zoning action /request been previously been made for this property: _____
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.)

<u>Kirby Raymick</u> Signature <u>KIRBY RAYMICK</u> Printed Name Owner <input checked="" type="checkbox"/> or Authorized Agent _____ (check one)	<u>1-4-2022</u> Date	<u>Keith Raymick</u> Signature <u>KEITH RAYMICK</u> Printed Name Owner <input checked="" type="checkbox"/> or Authorized Agent _____ (check one)	<u>1-4-2022</u> Date
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Submission Deadline: _____ Expected Planning Commission Meeting Date: _____

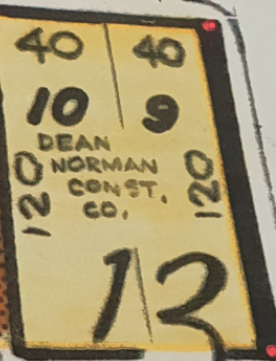
SEE REVERSE SIDE FOR SUBMISSION REQUIREMENTS

W. 17TH AVE.



OWNER: KIRBY AND NANCY RAMICK

14

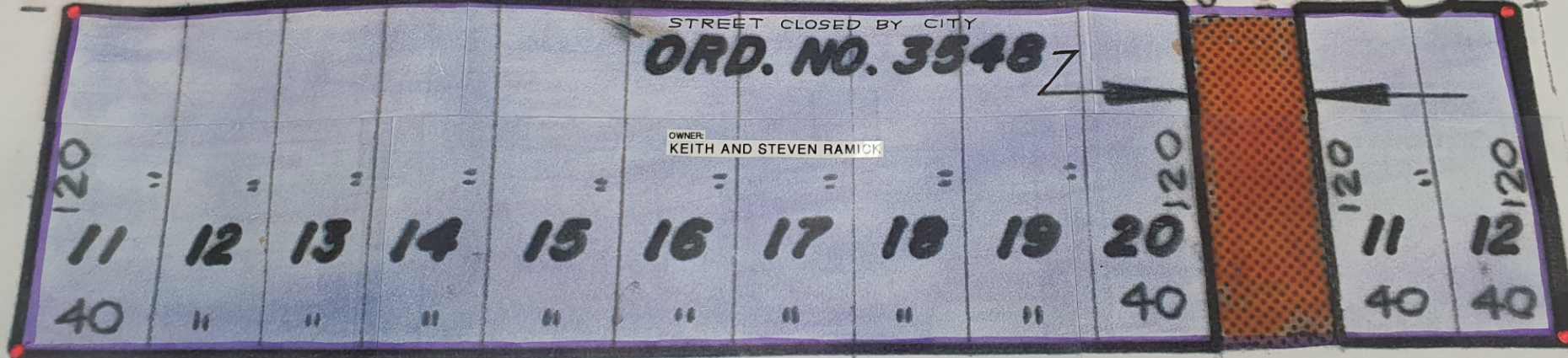


DEAN NORMAN CONST. CO.

13

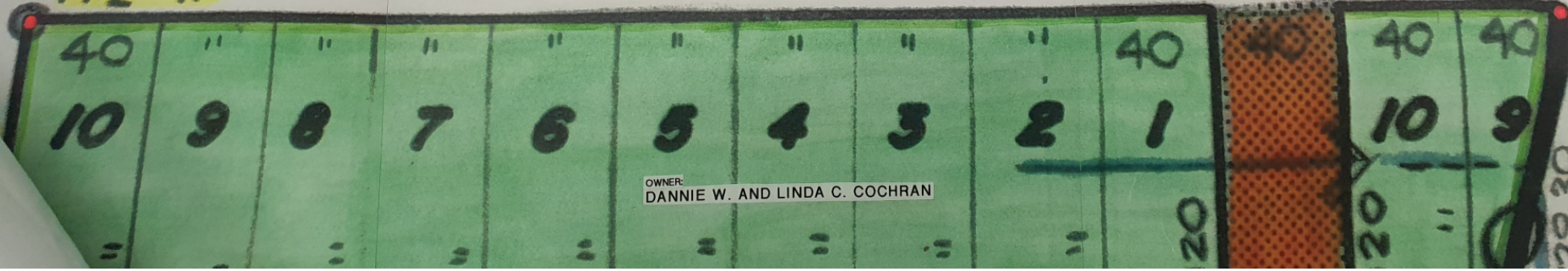
STREET CLOSED BY CITY
ORD. NO. 3548

OWNER: KEITH AND STEVEN RAMICK



11 12 13 14 15 16 17 18 19 20

1 1/2" IP



OWNER: DANNIE W. AND LINDA C. COCHRAN

80'
JOB NO. 2789

AHTD

RC BX
126+30
5'x4'x86'
AREA = 114.06
RAINAGE AREA

29.30

**RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION**

SUBJECT: Rezoning request by Harpreet Singh to rezone approximately one acre at 5703 Olive from R-1, Residential to B-3, Highway Commercial.

APPLICANT: Harpreet Singh

ZONING AND LAND USES: R-1, Residential

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

History

- 10-2017 - 6100 block of Olive rezoned R-1 to B-3
- 11-2018 - Area of 5807 Olive rezoned R-1 to B-3
- 10-2019 – 5809 Olive rezoned R-1 to B-3

REVIEW COMMENTS

Applicant request approval to rezone approximately one acre from R-1, Residential to B-3, Highway Commercial. The pictures attached in your agenda indicate the general location of the acreage.

In 1984 the future land use plan indicated sparse sections of commercial related to the I-530 off-ramps. On the northeast side (where Walmart is located) a portion is indicated for future commercial that, in size, would have only encompassed the Murphy Oil portion of that corner. Evidently that commercial area expanded. Also, during the time, the future land use plan was being developed Pine Bluff was seeing a push eastward along Harding and the terminus of I-530 at 65 South and Martha Mitchel Expressway. Thus, the development of the mall. Utility services were limited south of I-530 which would lead to difficulty in commercial development but still allow residential use through alternative means of sewerage.

Since the establishment of Walmart in the area and the further commercial development resulting from that, traffic flow through the area has climbed. In 1988 the average daily traffic count was approximately 7100 vehicles per day. Estimates from 2017 indicate approximately 10,000 vehicles per day with the nearby I-530 showing a count of 26,000 per day west of the Olive Street interchange. The section under consideration has numerous commercial trucks (poultry, timber, etc. coming from the south to I-530.

A history of rezonings in the area is shown above.

RECOMMENDATION

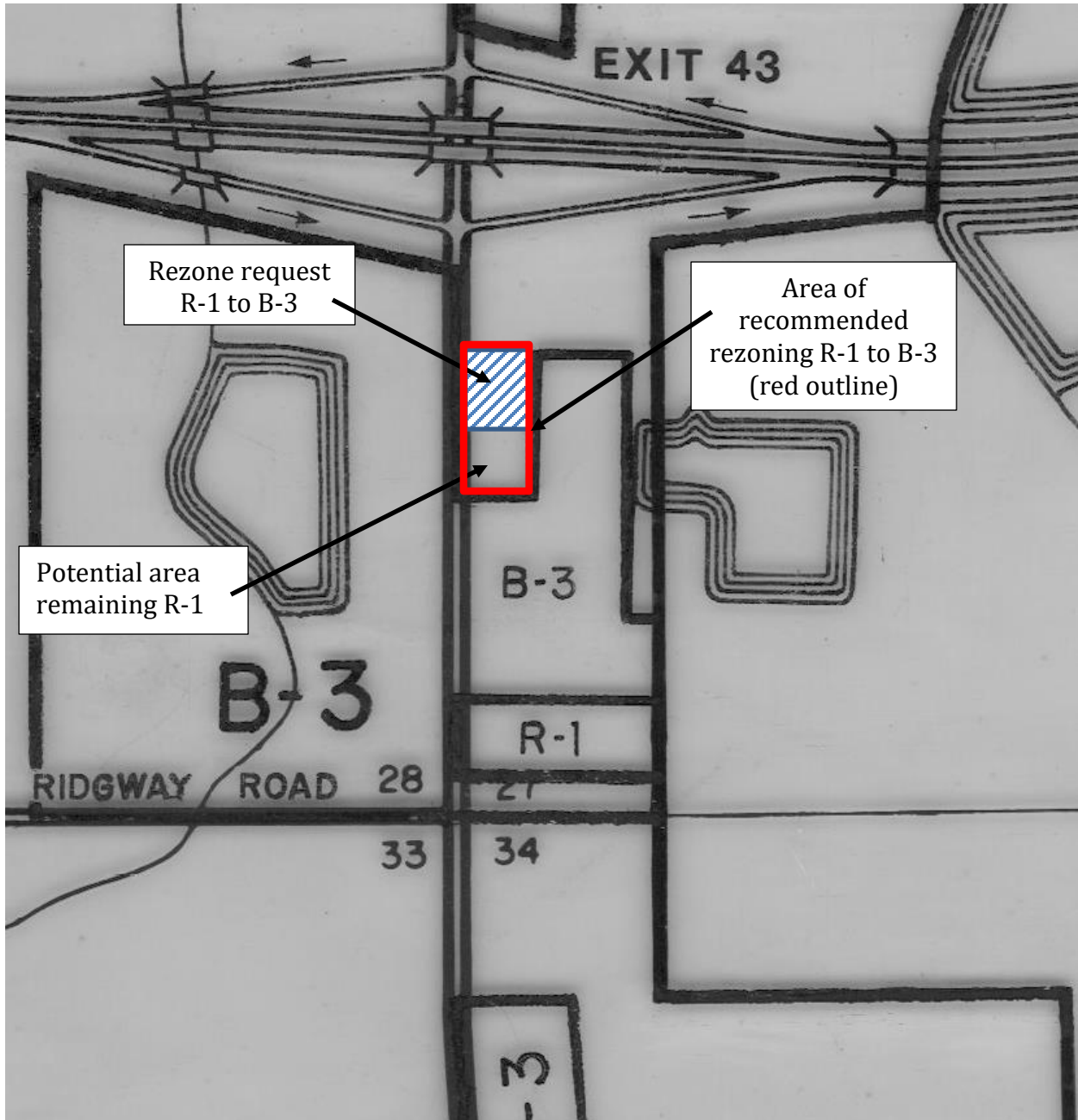
Utilities, including wastewater capabilities have been improved in the area and traffic volume along with commercial vehicle use has increased to a capacity that would appear to limit residential development.

Note on the zoning map and aerial photo map the zoning and the request. If approved as submitted an island of residential containing only 1 parcel would remain. This would be contrary to standard planning practices. A search of planning policy indicates that a city may rezone a parcel of property without the owner's consent if:

1. It is consistent with the city's future land use plan, and
2. The action would not potentially devalue the property.

Planning staff sent a letter explaining its recommendation as well as availability to discuss the action by next day mail on January 18th.

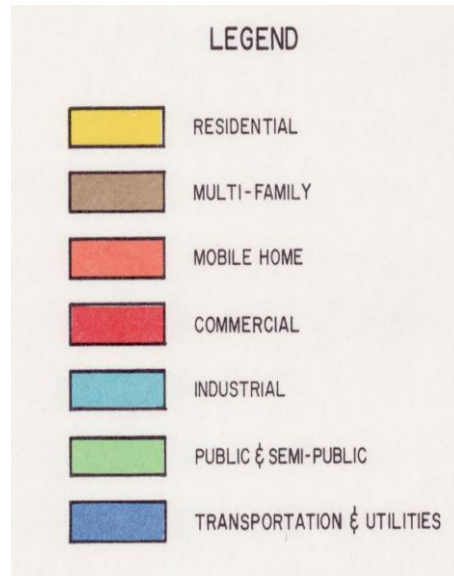
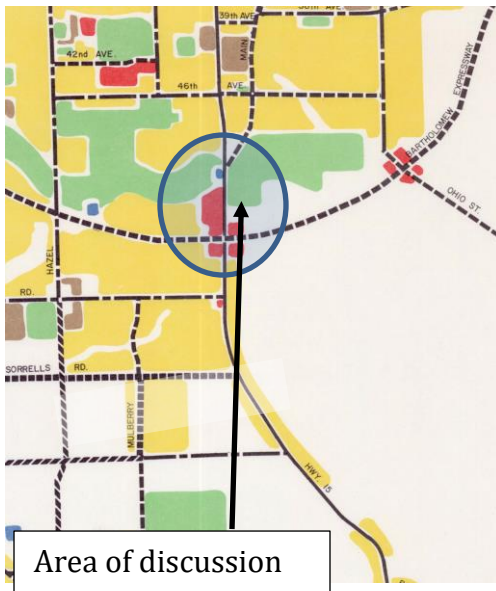
Staff believes the action is consistent with the land use plan and that no loss of property value should occur. Therefore, staff recommends approval of the applicant request to rezone 5703 Olive along with parcel number 931-79447-000, which is the .84 acre due south of 5703 Olive, to B-3, Highway Commercial.





Rezoning

AGENDA ITEM #4
5703 OLIVE STREET
JANUARY 25TH, 2022



5703 Olive



Property South of 5703 Olive and north of Southern Edge Truck Stop



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: Gurprit Singh Harpreet Singh

Property Location: (address or lot, block, or nearest intersection) 5703 S Olive P.B
AR 71603 Property/Parcel ID No. 931-79446-000

Size of Property (acres): _____ Current Zoning: Resid 4 Ward: 2

Applicant / Business Owner

Name: Harpreet Singh / Gurprit Singh
Address: 224 Overland trail
W-H Ave 71602
Telephone: 845-283-5299
Email: _____
Fax: _____

Property Owner (Must be filled out if different)

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

Brief description of request: _____
Does the property have restrictive covenants: _____ (If yes, attach a copy of covenants)
Are there any special licenses for your business? _____ (Explain) _____
Has any zoning action /request been previously been made for this property: _____
Additional information/comments: _____

Harpreet Singh 1/5/22
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	_____ Printed Name	_____ Printed Name
Owner _____ or Authorized Agent _____ (check one)	Owner _____ or Authorized Agent _____ (check one)	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)543-1845 fax: (870) 543-1854.

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

Vacant.

2. What is the proposed use you are requesting?

future Development.

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

The Reason for us to get this Commercialized because of the adjoining property around so we want this rezoned to Commercial for future Development.

Property Owner

Name: SINGH GURPRIT & HARPREET

Property Information

Physical Address: 5703 S OLIVE ST

Mailing Address: 224 OVERLAND TRL
WHITE HALL, AR 71602

Subdivision: SEC 27 TWP 6 S RNG 09 W

Block / Lot: N/A / N/A

Type: (CI) Comm. Impr.

S-T-R: 27-06-09

Tax Dist: (031) 3 PINE BLUFF

Size (Acres): 0.980

Millage Rate: 61.30

Extended Legal: BEG NW COR SW SW TH E 229 FT S 210 FT W 222 FT N 210 FT TO POB EXC HWY R/W
(TRACT 63) AS DESC IN DEED BOOK 703 PAGE 436. .98 ACRE**Market and Assessed Values****Taxes**

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value	Estimated Taxes:	\$134
Land:	\$9,800	\$1,960	\$1,960	Homestead Credit:	\$0
Building:	1100	220	220	Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.	
Total:	\$10,900	\$2,180	\$2,180		

Land

Land Use	Size	Units
	0.980	House Lot
Total	0.980	

Deed Transfers

Deed Date	File Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
10/18/2018	10/26/2018	1011	279	Warr. Deed	82.50	\$25,000	SINGH GURPRIT & HARPREET	Charity	Improved
11/30/1978		480	63-69	N/A			MT ZION AME CHURCH TR	N/A	N/A

Reappraisal Value History

Tax Year	Total Value	Total Assessed
2015		
2016		
2017		
2018	\$10,900.00	\$2,180.00
2019	\$10,900.00	\$2,180.00
2020	\$10,900.00	\$2,180.00
2021	\$10,900.00	\$2,180.00

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RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION

SUBJECT: Comprehensive Plan

APPLICANT: City of Pine Bluff

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

REVIEW COMMENTS

The city engaged Crafton Tull for an upgrade to the existing Comprehensive Plan. The plan has gone through several public hearings and the final draft has been placed on the Planning website for months.

The plan can be viewed at www.searpc.com

RECOMMENDATIONS

Recommend forwarding to City Council with a recommendation for adoption.