

CITY OF PINE BLUFF
BOARD OF ZONING ADJUSTMENT
MARCH 26TH, 2024 4:00 p.m.
City Hall Council Chambers
200 E. 8th Avenue



AGENDA

CALL TO ORDER

CONSIDERATION OF MINUTES: March 26th, 2024, minutes

OLD BUSINESS: None

NEW BUSINESS:

1. Appeal of the Zoning Official's decision to not allow an event center at 2402 E. Harding in a B-3, Highway Commercial zone.
2. Appeal of the Zoning Official's decision to not allow an event center at 1205 S. Wisconsin in an R-1, Residential zone.
3. Variance request to allow a prefabricated storage building 10 ft from rear property line at 1310 S. Blake Street a B-3, Highway Commercial zone.

Adjourn to Planning Commission Meeting

The next application needs a rezoning before consideration.

4. Variance to allow parking and drives within the front setback at 6420 Sheridan Road.

ADJORN

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

SUBJECT: Appeal of the Zoning Official’s decision to not allow an event center at 2402 E. Harding in a B-3, Highway Commercial zone.

APPLICANT: April Thomas

ZONING AND LAND USES: B-3, Highway Commercial

| | | | | | |
|---------|--------|---------------------------|-----------|--------|---------------------------------|
| ZONING: | North: | B-3, Highway Commercial | LAND USE: | North: | Dept. of Corrections |
| | South: | RMF-12, Res. Multi Family | | South: | Residential – Housing Authority |
| | East: | B-3, Highway Commercial | | East: | Vacant – Auto Dealer lot |
| | West: | B-3, Highway Commercial | | West: | Auto repair shop |

HISTORY

No Appeal requests in area.

REVIEW COMMENTS

Applicant is appealing the Zoning Official’s decision not allowing use of the site at 2402 E. Harding as an Event Center. Very little information was included in the application. The only description of intended use is on the front page of the application and states, “Space is a basketball gym. We need to open it up for multi-use, birthday parties, homebuyer classes and women’s summits.”

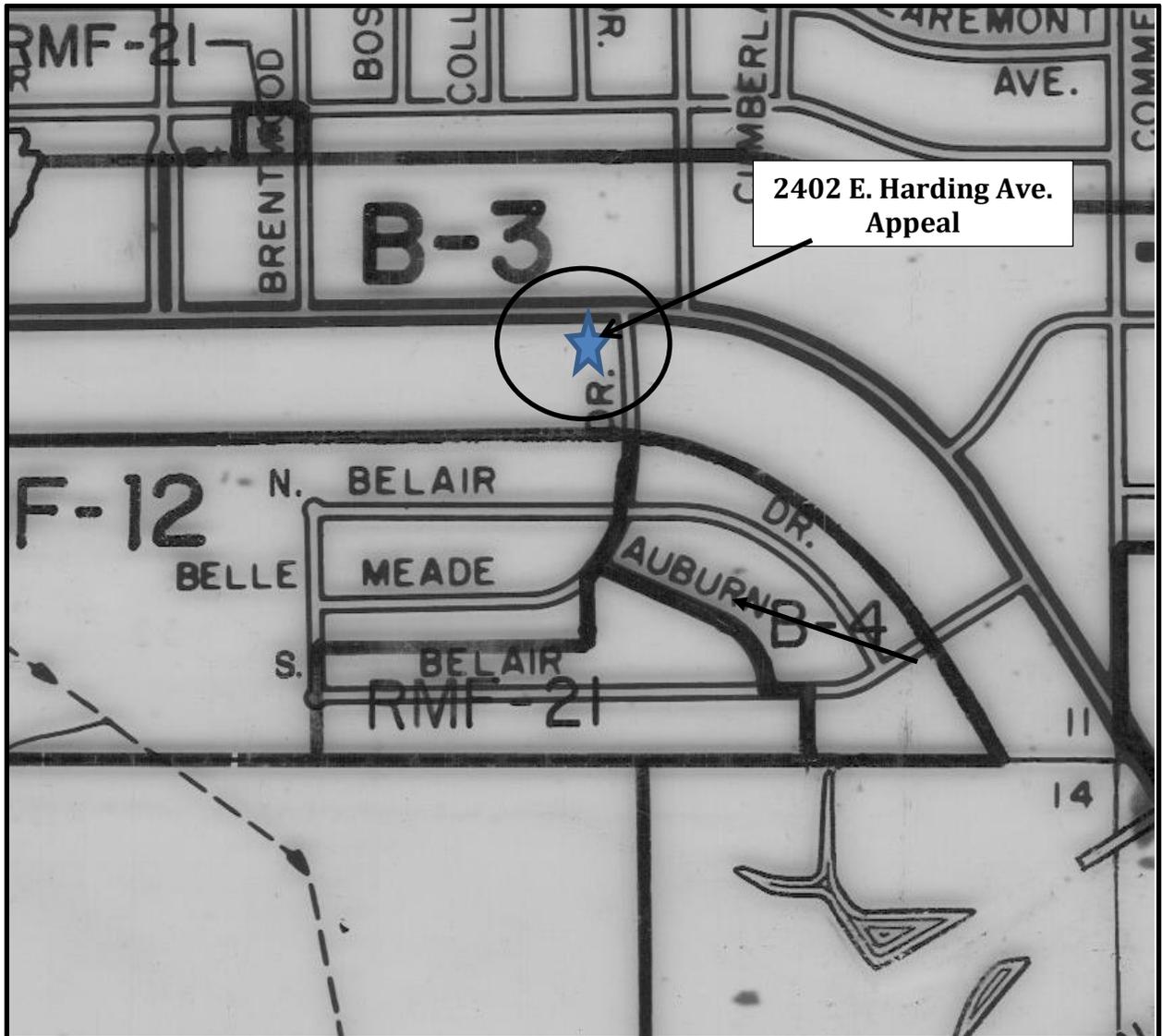
No specific use is noted and without such it was deemed an “Event Center” by the Zoning Official. The definition of an event center includes “gathering space designed specifically to provide a venue for holding special occasion events.” Also noted in the ordinance is the statement that event centers should be in buildings designed specifically to provide a venue for holding special occasion events.

Although listed as a Use Permit on Review in the B-3 zone, the definition specifically mentions pre-application requirements, the first of which is a minimum separation of 300 feet measured from property lines from residential uses. Since the property adjoins residential property to the south a UPOR application could not be accepted.

RECOMMENDATION

Planning staff concurs with the Zoning Official's decision not allowing use as noted.

The Event Center definition is attached on page 11 following the photos.



Zoning map



Ownership map



Aerial photo



2402 E. Harding



West side of 2402 E. Harding



Department of Corrections office – North of 2402 E. Harding



Auto repair building west of 2402 E. Harding



Front of 2402 E. Harding and property east of site



Property east of 2402 E. Harding (vacant auto sales lot)



Housing Authority residences south of 2402 E. Harding



Back side of 2402 E. Harding between Housing Authority



East side rear view 2402 E. Harding toward Housing Authority



East side of 2402 E. Harding looking toward Harding Avenue



Housing Authority view between 2402 E. Harding and auto repair building to west

Event center or *banquet hall* shall mean a commercial or governmental facility such as a fraternal lodge, convention center, city park building/structure/picnic grounds or other city owned or operated site, country club facility, or hotel that has, in addition to other uses, meeting and gathering space designed specifically to provide a venue for holding special occasion events. New commercial event centers/banquet halls may be established in conjunction with a use listed above. Applications for event centers may be accepted as a use permit on review in B-2, B-3, B-4, B-5, I-1, I-2 and I-3 zones when meeting the following pre-application conditions:

- (1) Located a minimum of three hundred (300) feet from a residential use and/or zone (measured from building to property line).
- (2) Adequate parking established at time of application fifteen (15) spaces per one thousand (1,000) square feet commercial indoor amusement facilities, commercial indoor recreation facilities, restaurants, entertainment restaurants, diners, taverns, night clubs and private clubs may operate an event center as an accessory use; however, no alcoholic beverages may be brought to the premises for consumption by patrons in conjunction with the event center. Bed and breakfast facilities may hold special occasion events with an approved UPOT, where permitted, which may limit the number and type of special occasion events that can be held. Event centers approved as a UPOR or otherwise allowed under previous ordinances that were in operation as of the effective date of this ordinance shall be considered approved uses until such time as the facility ceases operation and remains closed for a period that exceeds one (1) year, is converted to a permitted use or is damaged or partially destroyed and the expense of restoration exceeds fifty (50) percent of the replacement cost of the building or structure at the time such damage occurred. If a previously approved event center has been closed for over one (1) year, the property owner may apply for a UPOR to establish a new event center/banquet hall on the site; however, the planning commission is under no obligation to grant the UPOR request.
- (3) Homecoming exception:
 - a. Commercial locations may be used for UAPB Homecoming activities, during the week scheduled for UAPB's Homecoming, after receiving approval from the Pine Bluff Fire Department and Inspection and Zoning Department. Commercial buildings which are directly adjacent to property zoned residential shall be excluded from receiving a permit. Locations shall be limited to commercial property zoned B-2, B-3, B-4 and B-5.
 - b. Applications and a seventy-five-dollar (\$75.00) application fee (nonrefundable) must be submitted to the Pine Bluff Inspection and Zoning Department. Applicant must pass the building inspection by the Pine Bluff Fire Department and Inspection and Zoning Department before permit is issued by zoning official. Upon passing the inspection by the Pine Bluff Zoning and Inspection Department and Pine Bluff Fire Department, the applicant must purchase a temporary business license from the Pine Bluff Collector's office, at a cost of eighty dollars (\$80.00).
 - c. Inspections shall be conducted on a first come, first serve basis. Applicants are encouraged to apply in a timely manner to allow sufficient time to schedule inspection and to correct any deficiencies.



CITY OF PINE BLUFF, ARKANSAS

Appeal of Zoning Official's Decision

Application

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

Business Name & Nature of Business (If applicable): April Thomas Investments LLC / D.O.T.E. Activities

Property Location: (address or lot, block, or nearest intersection) 2402 E. Harding Ave

Property/Parcel ID No. 931-51066-000 Current Zoning: Commercial

Lot Frontage 150 (feet) Lot Dept _____ (feet) Square Footage/Acres _____

Number of Existing Buildings 1 Use of Buildings: Residential **Commercial** Industrial

Applicant / Business Owner

Property Owner (Must be filled out if different)

Name: April Thomas

Name: _____

Address: 2402 E. Harding Pine Bluff AR 71601

Address: _____

Telephone: 870-718-1625

Telephone: _____

Email: aprilthomasllc@gmail.com

Email: _____

Fax: _____

Fax: _____

Briefly explain appeal: Space is a basketball gym. We need to open it up for multi-use. Birthday parties, dance classes, women's summit etc.

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

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

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

April Thomas
Applicant / Business Owner Signature

3-19-2024
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>April Thomas</u> | <u>3-19-24</u> | _____ | _____ |
| Signature | Date | Signature | Date |
| <u>April Thomas</u> | _____ | _____ | _____ |
| Printed Name | _____ | Printed Name | _____ |
| Owner <input checked="" type="checkbox"/> or Authorized Agent _____ | _____ | Owner _____ or Authorized Agent _____ | _____ |
| (Check one) | _____ | (check one) | _____ |

Submission Deadline: _____ Expected Planning Commission Meeting Date: _____

SEE REVERSE SIDE FOR SUBMISSION REQUIREMENTS

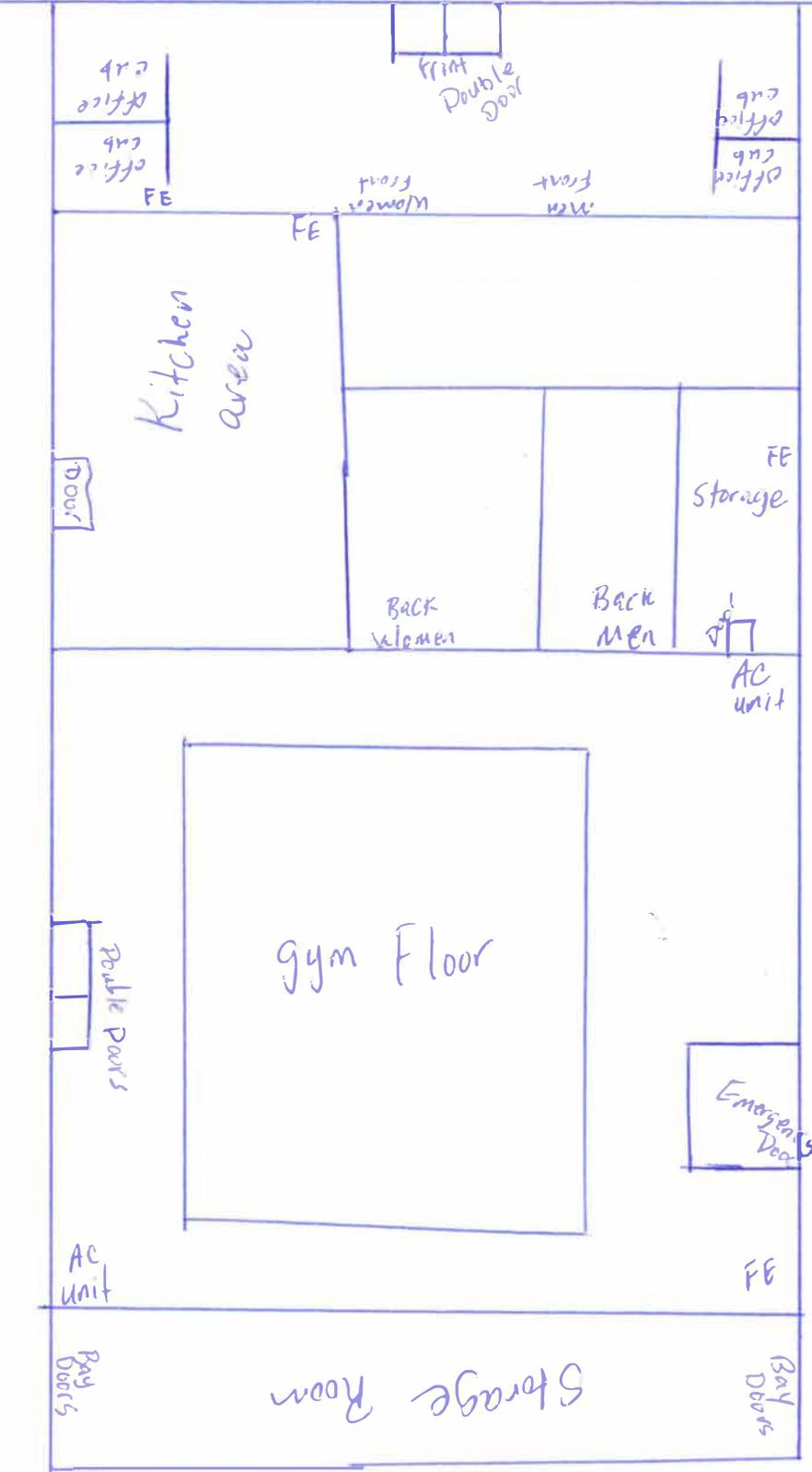
It is our intention to assist you in making your project a success in a timely manner. Please call if you have any questions or need assistance from the City of Pine Bluff Inspection & Zoning Department, 200 E. 8th Avenue, Pine Bluff, AR 71611 Tel: (870)730-2020 fax: (870) 730-2170.

Parking Lot

It's over a 100 (hundred parking spaces)

Parking Lot

Parking Lot



Drive Around parking Lot



1:42

Arkansas Department of Corrections...

Ave

190

E Harding Ave

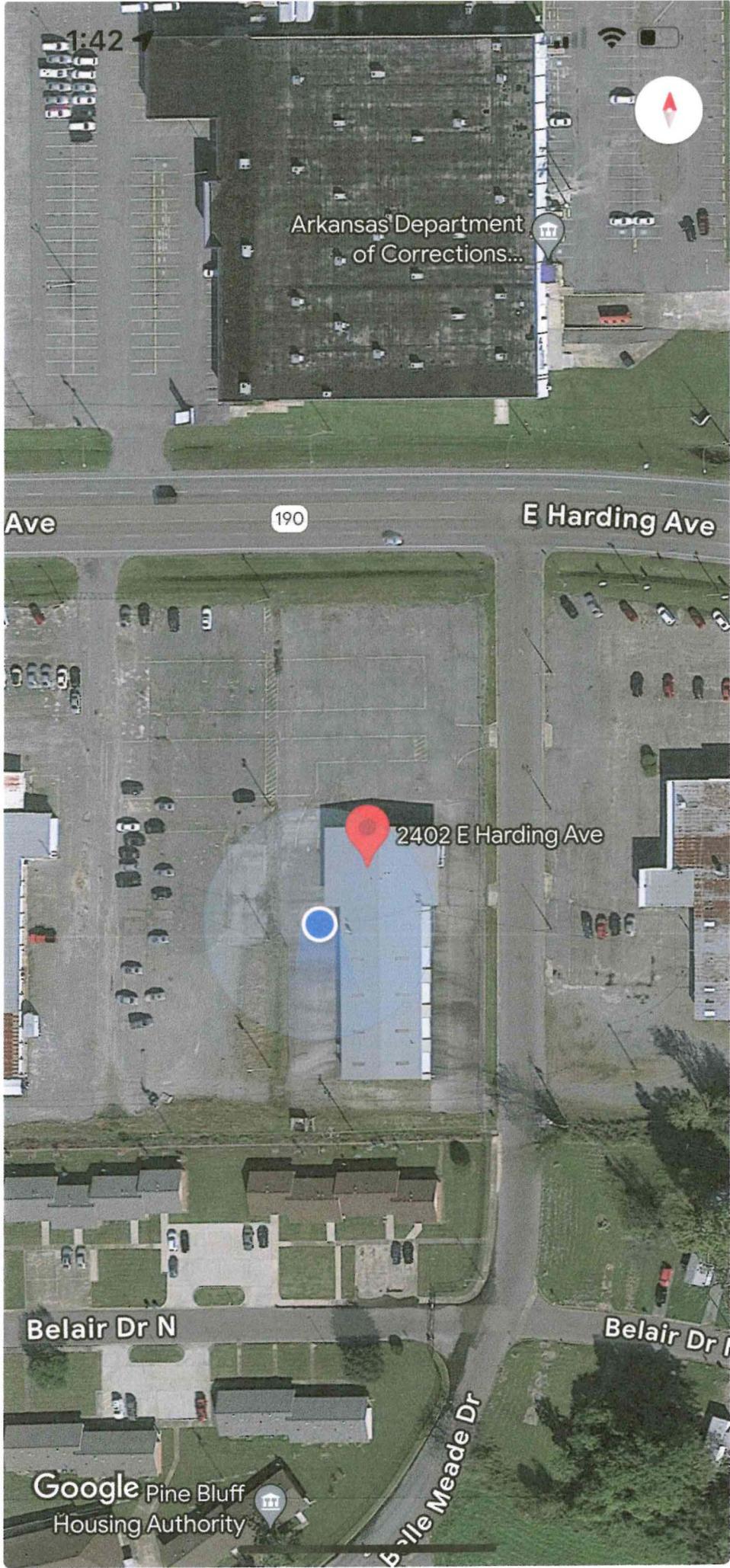
2402 E Harding Ave

Belair Dr N

Belair Dr

Google Pine Bluff Housing Authority

Belle Meade Dr



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

SUBJECT: Appeal of the Zoning Official’s decision to not allow an event center at 1205 S. Wisconsin in an R-1, Residential zone.

APPLICANT: Erica Hayes – Cornerstone Property Development

ZONING AND LAND USES: R-1, Residential

| | | | | | |
|---------|--------|------------------|-----------|--------|----------------------------------|
| ZONING: | North: | R-1, Residential | LAND USE: | North: | S.F. Residential |
| | South: | R-3, Residential | | South: | S.F. Residential |
| | East: | R-3, Residential | | East: | Ditch / S.F. Residential |
| | West: | R-3, Residential | | West: | Elem. School / SF Res. SW corner |

HISTORY

No Appeals of a similar nature within this area.

REVIEW COMMENTS

Applicant is appealing the Zoning Official’s decision not allowing use of the site at 1205 S. Wisconsin as an Event Center. Substantially more information was provided by the applicant in this request. Enough so that it makes the determination as an Event Center easier.

Specific comments in the applicant’s statement such as, “making it a premier destination” and “seasonal nature of weddings” indicate it is for special events. The applicant notes that it should be allowed as part of the “Other uses deemed appropriate in the opinion of the Planning Commission”; however, that is usually an option when the Zoning Official is unable to identify a similar use.

The definition of an event center includes “gathering space designed specifically to provide a venue for holding special occasion events.” Also noted in the ordinance is the statement that event centers should be in buildings designed specifically to provide a venue for holding special occasion events. Though churches are usually in buildings designed to provide a wedding venue, it is an accessory function of the church’s primary purpose.

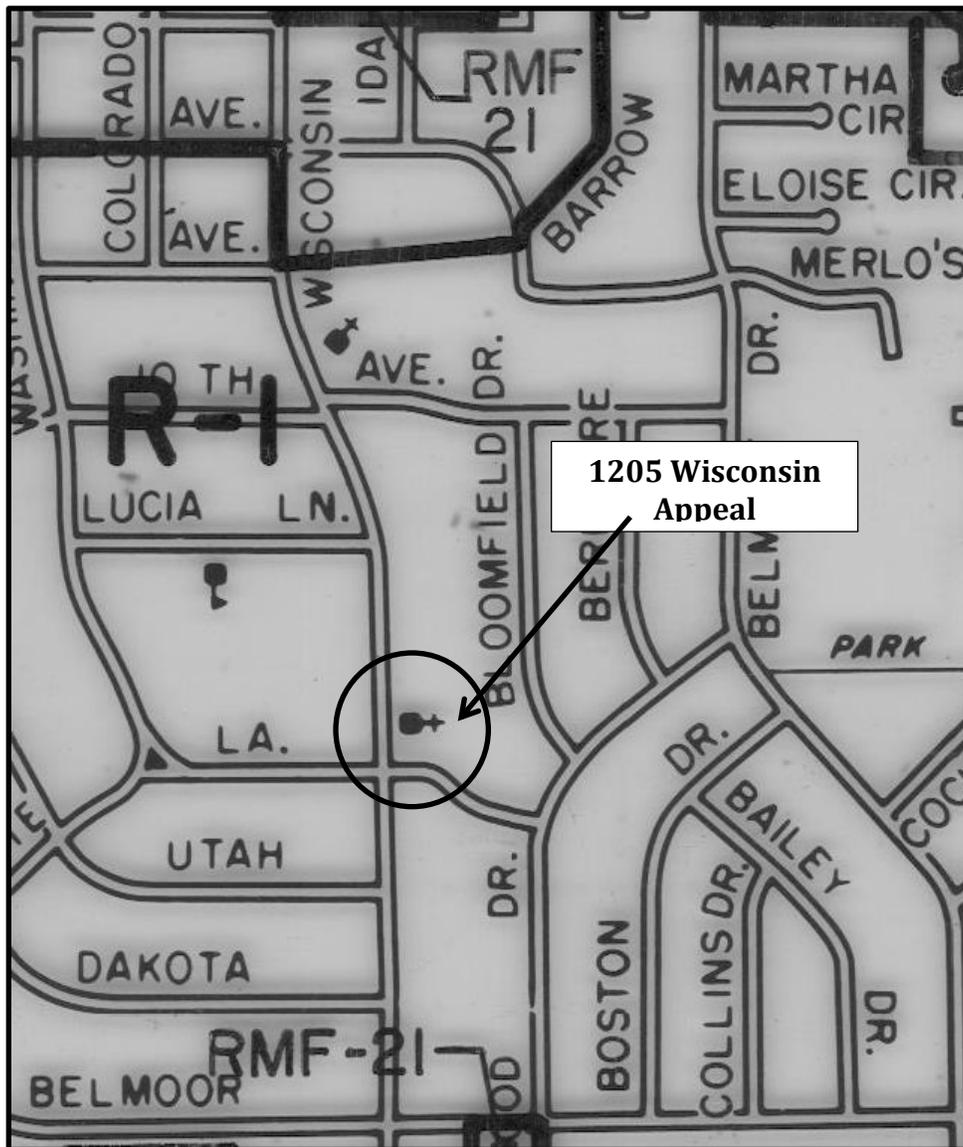
The definition specifically mentions pre-application requirements, the first of which is a minimum separation of 300 feet measured from property lines from

residential uses. Since the property is in the middle of a residential subdivision a UPOR application cannot be accepted.

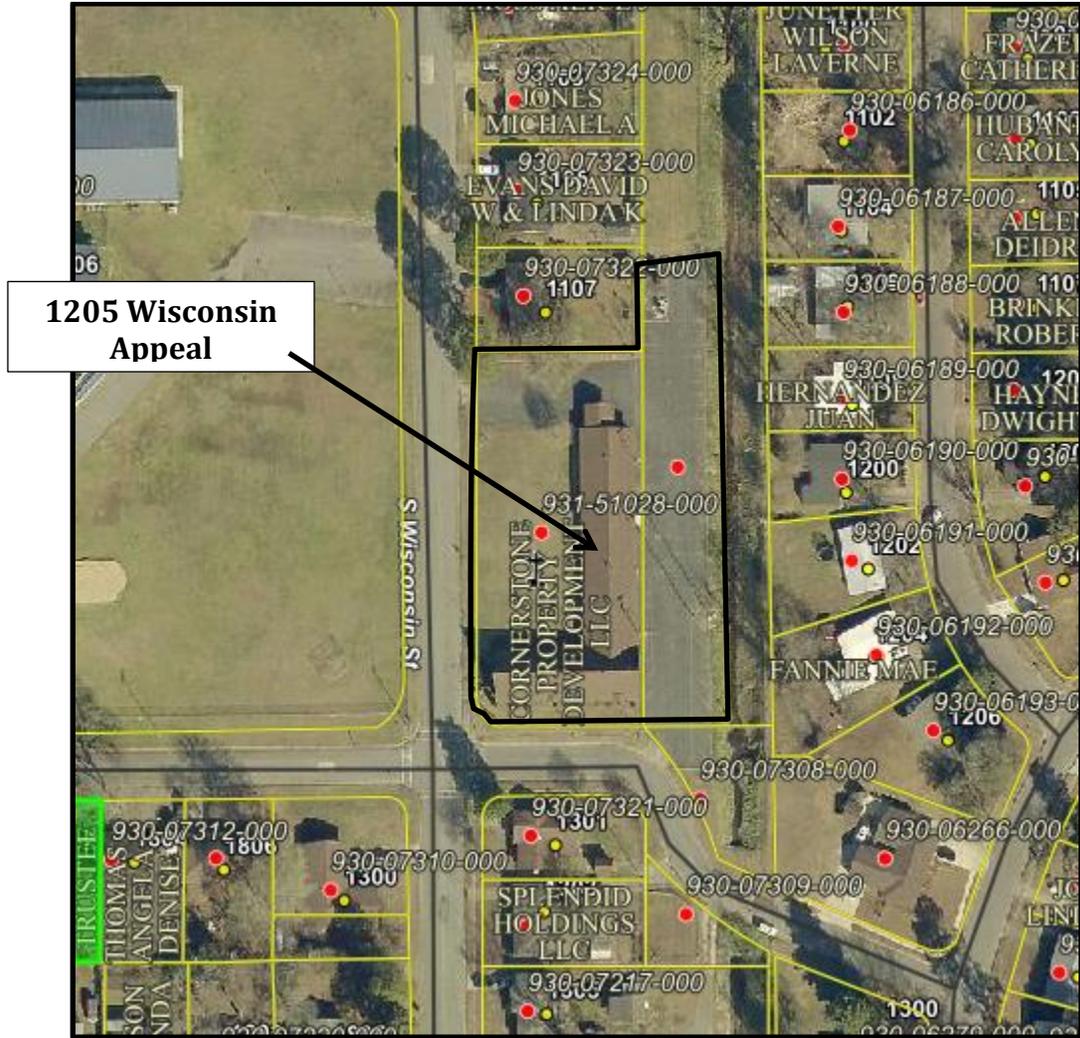
RECOMMENDATION

Planning staff concurs with the Zoning Official's decision classifying the use as an Event Center and not allowing the use as noted.

The Event Center definition is attached on page 10 following the photos.



Zoning Map



Ownership Map



Aerial photo



1205 Wisconsin – View NE corner Wisconsin and Westgate Lane



1205 Wisconsin – view from North Driveway along Wisconsin



View north up Wisconsin from corner of Westgate Lane



Back side of church including parking area - looking north from Westgate Lane



Back side of 1205 Wisconsin



North entrance to property off Wisconsin



Elementary School west of 1205 Wisconsin



Elementary School west from north entrance to 1205 Wisconsin



S. F. Residence north of 1205 Wisconsin



Single family residences east of 1205 Wisconsin



2nd shot of Residences east of 1205 Wisconsin



Residences east of 1205 Wisconsin



**Open ditch (drain) along east side of
1205 Wisconsin**

Event center or *banquet hall* shall mean a commercial or governmental facility such as a fraternal lodge, convention center, city park building/structure/picnic grounds or other city owned or operated site, country club facility, or hotel that has, in addition to other uses, meeting and gathering space designed specifically to provide a venue for holding special occasion events. New commercial event centers/banquet halls may be established in conjunction with a use listed above. Applications for event centers may be accepted as a use permit on review in B-2, B-3, B-4, B-5, I-1, I-2 and I-3 zones when meeting the following pre-application conditions:

- (1) Located a minimum of three hundred (300) feet from a residential use and/or zone (measured from building to property line).
- (2) Adequate parking established at time of application fifteen (15) spaces per one thousand (1,000) square feet commercial indoor amusement facilities, commercial indoor recreation facilities, restaurants, entertainment restaurants, diners, taverns, night clubs and private clubs may operate an event center as an accessory use; however, no alcoholic beverages may be brought to the premises for consumption by patrons in conjunction with the event center. Bed and breakfast facilities may hold special occasion events with an approved UPOT, where permitted, which may limit the number and type of special occasion events that can be held. Event centers approved as a UPOR or otherwise allowed under previous ordinances that were in operation as of the effective date of this ordinance shall be considered approved uses until such time as the facility ceases operation and remains closed for a period that exceeds one (1) year, is converted to a permitted use or is damaged or partially destroyed and the expense of restoration exceeds fifty (50) percent of the replacement cost of the building or structure at the time such damage occurred. If a previously approved event center has been closed for over one (1) year, the property owner may apply for a UPOR to establish a new event center/banquet hall on the site; however, the planning commission is under no obligation to grant the UPOR request.
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 - b. Applications and a seventy-five-dollar (\$75.00) application fee (nonrefundable) must be submitted to the Pine Bluff Inspection and Zoning Department. Applicant must pass the building inspection by the Pine Bluff Fire Department and Inspection and Zoning Department before permit is issued by zoning official. Upon passing the inspection by the Pine Bluff Zoning and Inspection Department and Pine Bluff Fire Department, the applicant must purchase a temporary business license from the Pine Bluff Collector's office, at a cost of eighty dollars (\$80.00).
 - c. Inspections shall be conducted on a first come, first serve basis. Applicants are encouraged to apply in a timely manner to allow sufficient time to schedule inspection and to correct any deficiencies.

Case No. _____



CITY OF PINE BLUFF, ARKANSAS

Appeal of Zoning Official's Decision

Application

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

Business Name & Nature of Business (If applicable): The Broadmoor
All-Inclusive Chapel Wedding Venue

Property Location: (address or lot, block, or nearest intersection) 1205 S. Wisconsin St.

Property/Parcel ID No. 930-07308-000 Current Zoning: _____

Lot Frontage 92,347 (feet) Lot Dept 92,347 (feet) Square Footage/Acres 2.120

Number of Existing Buildings 1 Use of Buildings: Residential Commercial Industrial

Applicant / Business Owner

Name: Erica Hayes
Address: P.O. Box 3116
Pearland, TX 77588

Telephone: _____
Email: _____
Fax: _____

Property Owner (Must be filled out if different)

Name: Cornerstone Property Development
Address: P.O. Box 3116
Pearland, TX 77588

Telephone: _____
Email: _____
Fax: _____

Briefly explain appeal: Proposed use as a statewide all inclusive wedding chapel under zoning code of ordinance Sec. 29-101 R-1 c(9).

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

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

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

Erica Hayes 03/28/2024
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) | | (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.

ITEMS REQUIRED WITH SUBMITTAL

The following items must be received with returned application:

Submit a scaled graphic representation of what is proposed and a letter to the Board of Zoning Adjustments explaining why the zoning official is inappropriate. The graphic representation shall include the following:

1. The location, size of land and use of existing buildings.
2. The location, size and arrangement of parking space, loading space, driveways and street access;
3. The uses of adjoining property;
4. Scale, north arrow and vicinity map; and
5. Any additional information needed by staff because of conditions peculiar to the development.
6. A description of the current use of the property and reason for the request.

Other supporting documentation required with a returned application:

7. **Property Summary sheet** for the subject property. These may be obtained from the Real Estate Division of the Jefferson County Assessor's Office, Jefferson County Courthouse, Barraque & Main Street, Pine Bluff, AR.

FOR OFFICE USE ONLY

(Must be completely filled out by Zoning Office staff prior to Planning Commission hearing)

APPLICATION FEE: Appeal of Zoning Official's Decision - \$60.00

| | | |
|---|-------|--|
| \$ _____ | _____ | _____ |
| Amount Paid | Date | Rec'd by |
| All Property Summary Sheets received? _____ | | Notice submitted to newspaper? _____ |
| Stamped, Addressed Notices received? _____ | | Property posting date: _____ |
| Hearing Notice date: _____ | | Property Posting Photos in file? _____ |
| Authorized Agent Letters Received from <u>ALL</u> Property Owners? <i>(if applicable)</i> _____ | | |

OVERVIEW

A. Dear Esteemed Members of the Pine Bluff Planning Commission,

With humble respect, we present this comprehensive report to elucidate the proposal for the transformation of the esteemed Broadmoor Missionary Baptist Church into The Broadmoor, an exquisite statewide, all-inclusive chapel wedding venue. Owned by Cornerstone Property Development LLC, this endeavor represents not merely a change in land use, but a visionary project that seeks to preserve the sanctity and beauty of a cherished community landmark while offering a unique space for joyous celebrations.

Situated at 1205 S. Wisconsin St., within the Broadmoor Subdivision, the current edifice spans an impressive 11,849 sq. ft. across a sprawling 2-acre plot (**Figure 1**). Adjacent to this historic site lies an additional 2 acres of land, also under the ownership of Cornerstone Property Development LLC, further enriching the potential of this venture (**Figure 2**). Our proposal seeks to honor the legacy of this sacred space by repurposing it into a haven for love and matrimony, with meticulous attention to preserving its architectural grandeur and historical significance.

The envisioned Broadmoor, poised to be Pine Bluff's premier wedding destination, promises an unparalleled experience of elegance and charm. Designed to accommodate statewide clientele, the venue will be available for rental three to four days a week, offering a maximum capacity of 160 guests for each wedding ceremony, or in strict compliance with the maximum occupancy limit that will be prescribed by the City of Pine Bluff. We assure you that operations will cease by 10:00 p.m., ensuring minimal disruption to the tranquility of the neighborhood. There will be a steadfast commitment to adhering to noise ordinances, thereby mitigating any potential disturbance to neighboring residents. Additionally, recognizing the seasonal nature of weddings, we anticipate peak demand during the months of May through October.

While the property is presently zoned for church use (see Section 29-37 (b) (12), (**Figure 3**), we respectfully submit this zoning appeal to accommodate the unique designation of a chapel wedding venue to be approved as submitted. While chapel wedding venues are not explicitly classified in current zoning ordinances, we firmly believe that our proposal aligns with the spirit of the Zoning Code of Ordinance, particularly Sec. 29-101 R-1 Residential permitted use c(9), which allows for other uses deemed appropriate by the Planning Commission, provided they adhere to the district's fundamental intent and intensity guidelines. Furthermore, it is imperative to clarify that The Broadmoor should NOT be mis constructed as an event center, as it shall not host pay-at-the-door parties or similar events.

B. In 2011, the journey towards realizing this vision commenced with a personal quest for the perfect wedding venue. The current proprietors of 1201 S. Wisconsin, both natives of Pine Bluff, encountered a myriad of challenges in their pursuit of an all-inclusive chapel wedding venue within their hometown. Consequently, they exchanged vows at the bride's home church in Altheimer, with the subsequent post vow celebration held at the old Lowe's building in Pine Bluff. It was during the first visit to the Broadmoor Missionary Baptist Church that the seeds of inspiration were sown. The awe-inspiring beauty of the chapel, accentuated by its majestic cathedral ceilings, ignited a vision to transform this

sacred space into a haven for future couples seeking to commence their marital journey amidst timeless splendor (**Figure 4**).

- C. Extensive research into all-inclusive chapel wedding venues, both in Arkansas (**Figure 5**) and Houston, TX, (**Figure 6**) revealed a burgeoning trend towards such establishments. While their numbers may be few, their popularity is on the ascent, underscoring a growing demand for curated wedding experiences that encapsulate both reverence and celebration. We envision The Broadmoor not merely as a local attraction but as a beacon of distinction that elevates Pine Bluff onto the stage of premier wedding destinations.
- D. While the notion of repurposing a church into a wedding venue may initially give pause, history abounds with examples of successful transformations that have enriched communities and preserved architectural heritage. The Cliff House in Dallas, TX, stands as a testament to the transformative power of such endeavors, where a once-sacred space now serves as a cherished setting for countless celebrations of love and unity. Drawing inspiration from such precedents, we are confident in the viability of our proposal for The Broadmoor (**Figure 7**).
- E. Finally, we wish to underscore the exemplary credentials and unwavering commitment of the owners of Cornerstone Property Development LLC. With a collective experience spanning 45 years in upper-level management, regulatory compliance across local, state, and federal jurisdictions, and successful business operations, our team is uniquely poised to steward this project to fruition. Moreover, one of our principals has recently attained certification as a Wedding Planner and is a proud member of the esteemed American Association of Certified Wedding Planners, further attesting to our dedication to excellence in every facet of this endeavor.

Figure 1: 1205 S. Wisconsin

[List](#)

Real Estate Parcels

930-07308-000

[Show Detailed Report](#)

Parcel ID
 930-07308-000

RPID
 27030

Owner
 CORNERSTONE PROPERTY DEVELOPMENT LLC

Calculated GIS Area
0.1868 acres
8,136.4923 sq feet
0.0003 sq miles
755.9056 sq meters
0.0008 sq kilometers

Figure 2: Additional 2 acres of land adjoining to 1205 S. Wisconsin also owned by Cornerstone Property Development LLC

◀ List

Real Estate Parcels

930-07307-000

Show Detailed Report

| | |
|------------------|--------------------------------------|
| <u>Parcel ID</u> | 930-07307-000 |
| <u>RPID</u> | 27029 |
| <u>Owner</u> | CORNERSTONE PROPERTY DEVELOPMENT LLC |

Calculated GIS Area

2.1206 acres

92,373.8744 sq feet

0.0033 sq miles

8,581.822 sq meters

0.0086 sq kilometers

Map Data
Terms

Figure 3: Current Zoning Use Church

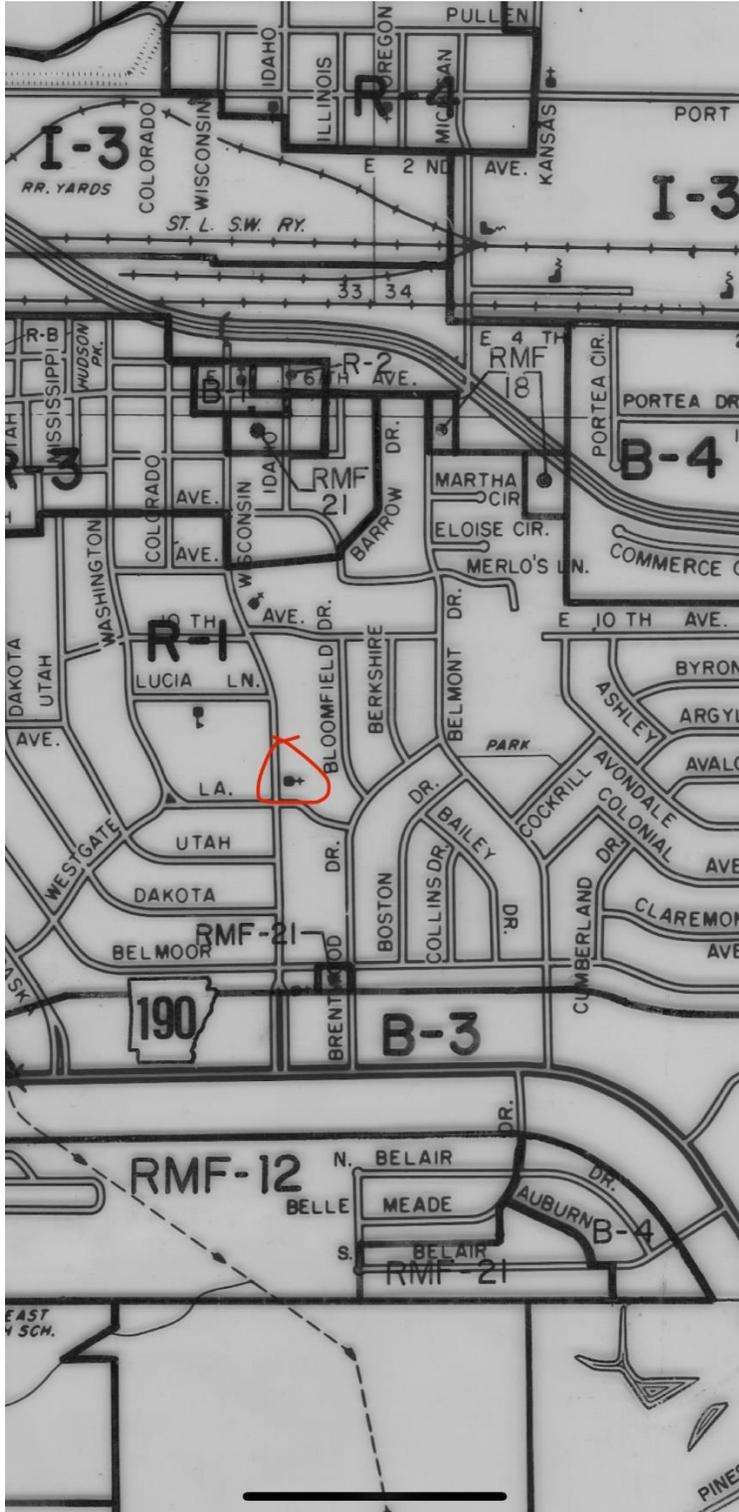


Figure 4: Cathedral Ceilings in the chapel at 1205 S. Wisconsin



Figure 5: Arkansas chapel wedding venues

Hunt Chapel



Compared to the other glass chapels listed here, [Hunt Chapel](#) is unique in the sense that it is not an entire glass chapel. Heavily structured by stone, what makes this chapel qualify as a glass chapel is its interior.

This chapel easily hosts up to 135 guests, which makes it easy to host a smaller, intimate wedding.



The [Chapel at Cold Springs](#) is a beautiful, white interior chapel that is perfect for weddings.

Clearly designed with photography in mind, this wedding chapel in Arkansas is located in Paron, Arkansas.

The Chapel at Dragonfly Farms



[The Chapel at Dragonfly Farms](#) is a rustic chapel in Dover Arkansas. In addition to its cozy, chapel, the property has a beautiful field.

Anthony Chapel



[Anthony Chapel in Hot Springs, Arkansas](#) is one of the best not-so-secret glass chapels in Arkansas.

Nestled in the heart of Garvan Gardens, Anthony Chapel is a large glass chapel that will seat up to 160 guests, which is perfect for medium-sized wedding ceremonies.

Figure 6:

8. Big Sky Barn



Photo: Alexander Cross Photography | Venue: Big Sky Barn

Montgomery's **Big Sky Barn**, sister property to Iron Manor, has a historic and charming feel, and a pervading air of rustic chic, with twinkle-lit trees, a pretty pergola and a tranquil forest setting. Along with your luxury reception in the venue's Grand Barn, your guests can enjoy outdoor games, lounge seating and open-air cocktails in the adjacent gardens. Built to accommodate wedding ceremonies year-round, the chapel at Big Sky Barn features hand-painted solid oak planks, salvaged 19th-century church pews, and soaring antique windows that offer a beautiful view of the surrounding trees.

7. Iron Manor



Rendering: Studio Schafer | Venue: Iron Manor

2. Deep in the Heart Farms



Photo: Aly Hester Photography | Venue: Deep in the Heart Farms

3. Ashton Gardens



Photo: Jordan Mitchell Photography | Venue: Ashton Gardens West

With locations in both **North** and **West** Houston, idyllic **Ashton Gardens** blends flexibility with elegance in equal measure. Both locations offer the same lush garden setting, the same "grand-entry" ballroom staircase, and the same superb reception cuisine and impeccable service. Both Ashton Gardens North and Ashton Gardens West also offer the convenience of a custom-built on site chapel featuring floor-to-ceiling wraparound windows and a state-of-the-art sound system. Ashton Gardens' spacious chapel loft (yes, both locations have one) allows ample room for ceremony vocalists and is also a great spot for your photographer or videographer to capture full-room views of your chapel ceremony.

Figure 7: Church in Dallas, TX turned all-inclusive, wedding chapel venue.

In the 1940's Reverend Hunton's son B.J. was married in the church, and the building has since hosted hundreds of weddings and celebrations under the leadership of Tyler Street Baptist Church, Tyler Heights Baptist Church, and Iglesia del Senor.

In 2017 Boxwood Hospitality began what would become an eighteen month loving restoration of the space, adding small modern touches in lighting, sound, and accessibility, while honoring the essence and spirit of the original church and its builders . The Cliff House was finished in 2018, and immediately gave the Bishop Arts District an incredible venue binding celebrations from the past to present.

The history of The Cliff House begins in 1898, when Virgil Ewing Hunton was born on a farm in Eastern New Mexico. He came to study at Dallas Theological Seminary, where he became a minister in 1934. Reverend Hunton and his wife Lucille attracted 44 congregants to his new church, then located in the Chalk Hill area of West Dallas.

Later that year, three church trustees – G.B. Doggett, J.T. Clemmons, and E.G. Van Meter – persuaded Rose Lloyd to sell them a parcel of land at Davis Street and Tyler Street, which would become Davis Street Baptist Church.

Hunton and other volunteers, including many members of the church, worked tirelessly every day until long after dark building the structure. While the wives brought sandwiches and sodas, Reverend Hunton dug holes for the foundation piers and gathered stones for the concrete from nearby Kidd Springs. He did all this while working his day job as chief porter at the Adolphus Hotel in downtown Dallas.

The Cliff House welcomes you to experience a space tied to history, built with the love of a congregation, and join the celebrations that tie this beautiful building together from the past, to your future.



Other Supporting Documentation: including parking space, loading space, driveways, street access, maps, and property summary sheet.

The property is located on the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) Southwest Quarter (SW 1/4) of Section 11, Township 6 South, Range 9 West; run thence North 0°02' West 90.8 feet; run thence South 89° 27' West 100 feet; run thence North 0° 02' West 1433.29 feet to a point, which is, likewise, the Northeast corner of Lot 18, Broadmoor Subdivision Unit No. 2 as per plat recorded in Plat Book 5, Page 53, Deed Records of Jefferson County, Arkansas; run thence North 89° 58' East 100 feet to a point, which point lies on the North-South Center Line of said Section; thence North 0° 02' West, along the said North-South Center Line of said Section 130 feet to a point, which point shall be the POINT OF BEGINNING of the description of the properties herein conveyed; Continue thence North 0° 02' West along said North-South Center line of said section 300 feet to a point and corner; thence South 89 °58' West 235 feet to a point and corner; thence South 0° 02' East 280 feet to the point of a curve having a radius of 20 feet and a Delta angle of 90 degrees; run thence to the left and Easterly along said curve 31.42 feet to the Point of Tangency; run thence North 89° 58' East 215 feet to the Point of Beginning; Subject to that certain easement executed by Barrow et al in favor of Arkansas Power & Light Company affecting the Easterly 100 feet, measured between parallel lines of the property herein conveyed, of which Grantee takes due cognizance and accepts the conveyance herein subject to; and Grantee further takes cognizance and accepts this conveyance subject to an easement for drainage across the said easterly 100 feet of the property herein conveyed, together with the right in the Public to go upon the same for the purpose of maintaining, clearing and cleaning out the drainage ditch thereon.

AND ALSO,

Lots "E" and "F" Broadmoor Subdivision Unit No. 3 to the City of Pine Bluff, Jefferson County, Arkansas.

Other Supporting Documentation: including parking space, loading space, driveways, street access, maps, and property summary sheet.



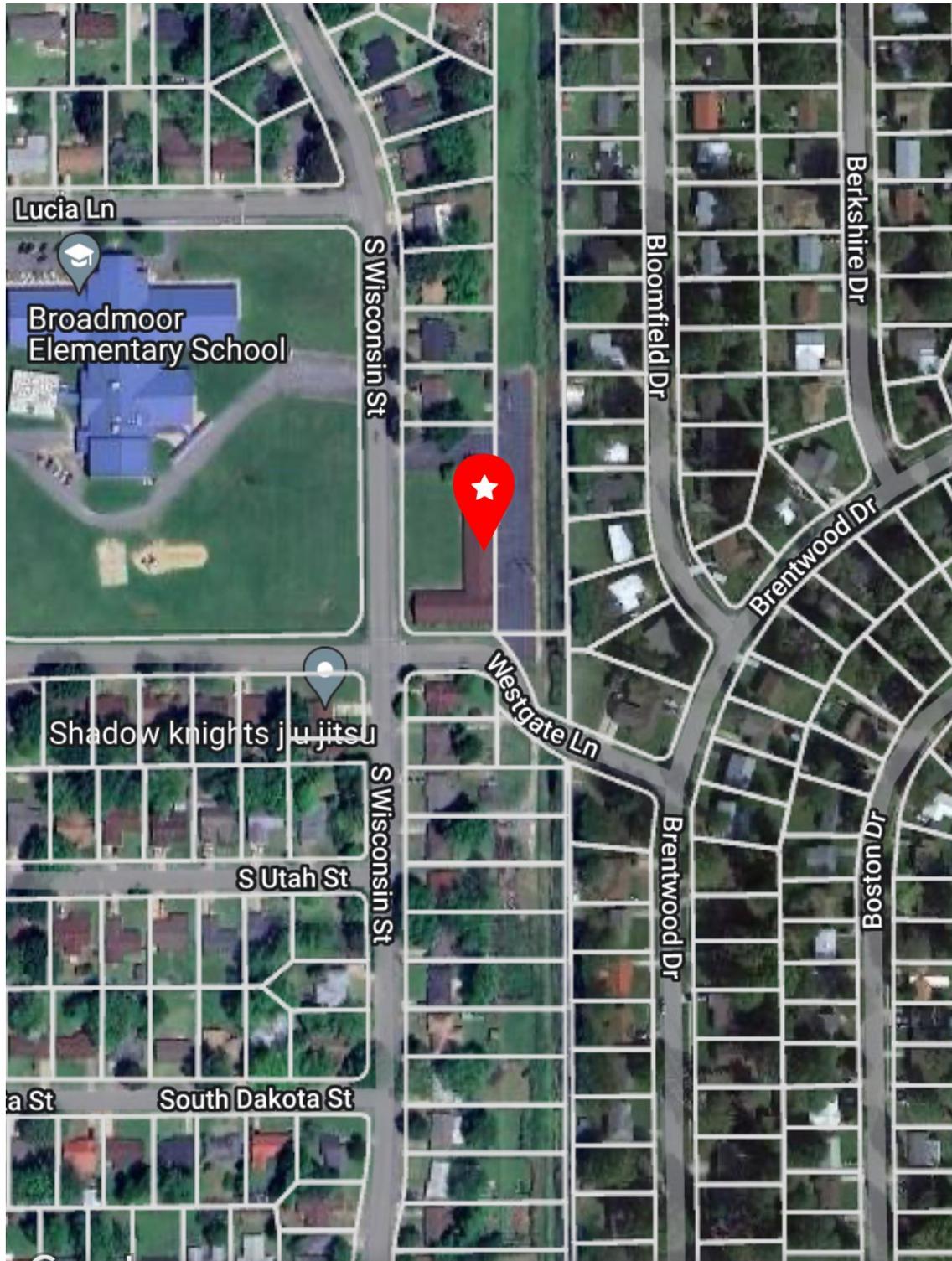
Other Supporting Documentation: including parking space, loading space, driveways, street access, maps, and property summary sheet.

| Square Footage | |
|-------------------------|---------------|
| First Floor | 11,535 |
| Second Floor | ... |
| Covered Front Entry | 31 |
| Covered Back Porch | 96 |
| Covered Side Drive Thru | 384 |
| TOTAL | 12,046 |

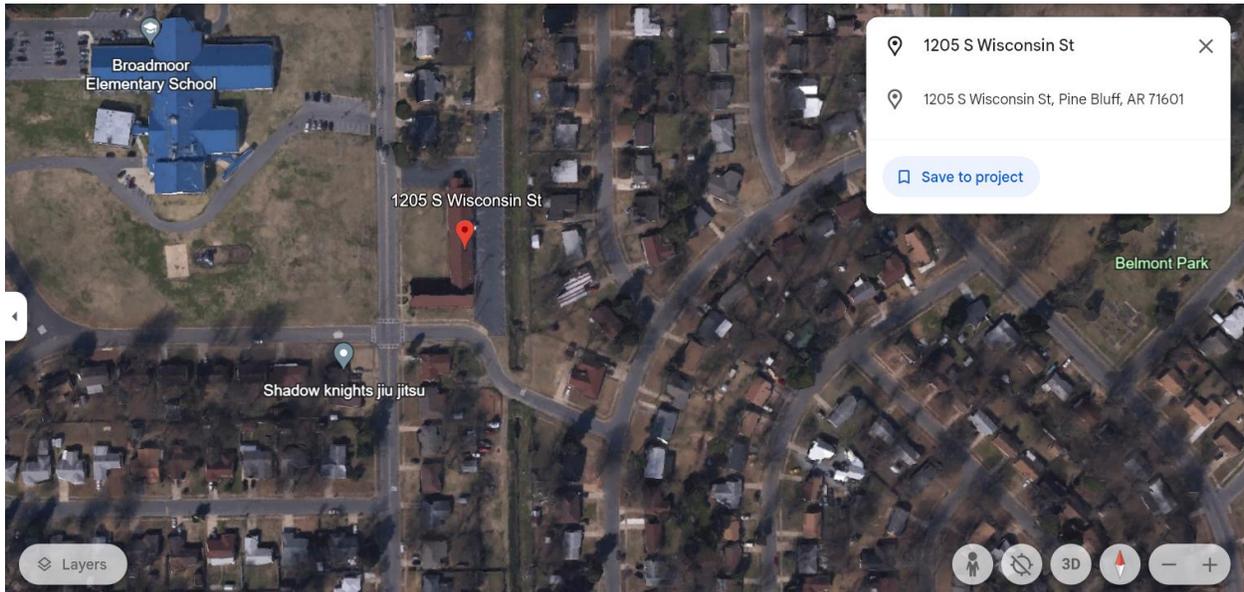
Dimensions ~233'-7" x ~119'-11"



Other Supporting Documentation: including parking space, loading space, driveways, street access, maps, and property summary sheet.



Other Supporting Documentation: including parking space, loading space, driveways, street access, maps, and property summary sheet.



Ownership Description **Assessment Summary**

Name: CORNERSTONE PROPERTY DEVELOPMENT LLC

Type: CI C.Impr

| | | | | |
|-------------|------|-----|------|---|
| Year | 2024 | 20% | 2000 | % |
|-------------|------|-----|------|---|

PO BOX 3116

Taxable: NF No-Full

| | | |
|-------------|--------|-------|
| Land | 13,350 | 2,670 |
|-------------|--------|-------|

PEARLAND

TX 77588-3116

Neigh: PBEAST

| | | |
|--------------|--------|-------|
| Bldgs | 26,850 | 5,370 |
|--------------|--------|-------|

Owner: 457884

| | | |
|--------------|--------|-------|
| Total | 40,200 | 8,040 |
|--------------|--------|-------|

Subd.: BROA60 BROADMOOR S/D UNIT 3

Status: 24

Tax Status:

S-T-R: 11-06-09

Acres: 0

Block:

Lot: 00E

Review Record

T.D.: 031 3 PINE BLUFF

City: PINE BLUFF

| Date | By | Reason | Land | Buildings | Total |
|-----------|-----|--------|--------|-----------|--------|
| 3/27/2024 | RMS | FC | 13,350 | 26,850 | 40,200 |

Location: 1205 S WISCONSIN ST

Map:

2/16/24 RMS 2/20/24 RMS T/O EXEMPT 2024 BLDG &

Legal: LOT E

Old PID:

7/1/2013 SDH RA

7/1/2009 SDH RV

6/25/2008 RCP RA

5/24/2000 RV

1/1/1996

| Trend | Street | Utilities | Topography | Landscaping |
|------------------------------------|-----------------------------------|---------------------------------------|----------------------------------|------------------------------------|
| <input type="checkbox"/> Improving | <input type="checkbox"/> Concrete | <input type="checkbox"/> No Water | <input type="checkbox"/> High | <input type="checkbox"/> Excellent |
| <input type="checkbox"/> Static | <input type="checkbox"/> Asphalt | <input type="checkbox"/> No Sewer | <input type="checkbox"/> Low | <input type="checkbox"/> Good |
| <input type="checkbox"/> Declining | <input type="checkbox"/> ChatSeal | <input type="checkbox"/> No Gas | <input type="checkbox"/> Rough | <input type="checkbox"/> Average |
| <input type="checkbox"/> New | <input type="checkbox"/> Gravel | <input type="checkbox"/> No Electric | <input type="checkbox"/> Flat | <input type="checkbox"/> Poor |
| <input type="checkbox"/> Old | <input type="checkbox"/> Dirt | <input type="checkbox"/> No Telephone | <input type="checkbox"/> Sloping | <input type="checkbox"/> None |

Building Permit Record

| Date | Amount | Purpose | Note |
|-----------|--------|-------------|--|
| 2/14/2023 | | | 2/16/24 RMS 2/20/24 RMS T/O EXEMPT 2024 BLDG & |
| 4/27/2018 | 40,000 | CR Church R | 2/8/19 LT PROB NEW ROOF |

Ownership Record

| Date | Book | Page/Inst# | Amount | Type | Grantee |
|------------|------------|------------|---------|------|------------------------------------|
| 2/13/2023 | 2023R-1128 | | 136,000 | WD | CORNERSTONE PROPERTY DEVELOPMEI |
| 11/13/2022 | 2023R-1127 | | | TD | OLIVE BRANCH MISSIONARY BAPTIST CH |
| 1/14/1974 | 430-628 | | | | BROADMOOR MISS BAPTIST CH TR |

Land Record

| Sub | PT | Size/Front | Size Pri/Sec | Depth | Adj | Rate | Pri/Sec | O | Adj1 | % | Adj2 | % | Value | NC | HS |
|-----|----|------------|--------------|-------|------|------|----------|---|------|---|------|---|--------|----|----|
| | AC | 2.120 | 1.000 | | .000 | | 25000.00 | | | | | | 39,000 | AN | |
| | | | 1.120 | | | | 12500.00 | | | | | | | | |

Total: 13,350

Property Description

Building: 1
 Business Name: BROADMOOR MISS E
 Location
 Occ:1%/CQ/SH: CHURCH
 2:
 3:
 C%Ext Wall
 Stories:
 Age / YC:
 Condition:
 Effective Age:
 Avg Floor Area: 11849
 Avg Perimeter: 660
 Common Wall/%:
 Eff. Perimeter: 660
 Total Height:
 No. Floors/Units:
 Heat-Cool/%:
 Sprinklers/%:
 NC:

Structural Elements

- | | | | | |
|---|---|---|---|--|
| <p>Site Work</p> <ul style="list-style-type: none"> <input type="checkbox"/> 0 Excavate <input type="checkbox"/> 1 Fill <input checked="" type="checkbox"/> 2 Prep <p>Foundation</p> <ul style="list-style-type: none"> <input type="checkbox"/> 0 None <input checked="" type="checkbox"/> 1 Concrete <input type="checkbox"/> 2 Conc Block <input type="checkbox"/> 3 Piers M <input type="checkbox"/> 4 Piers W <input type="checkbox"/> 5 Other <p>Floor Structure</p> <ul style="list-style-type: none"> <input type="checkbox"/> 0 None <input type="checkbox"/> 1 Elev Slab <input type="checkbox"/> 2 Lift Slab <input checked="" type="checkbox"/> 3 Slab Grade <input type="checkbox"/> 4 SJ Conc <input type="checkbox"/> 5 SJ Sheath <input type="checkbox"/> 6 WJ Sheath <input type="checkbox"/> 7 Other <p>Floor Covering</p> <ul style="list-style-type: none"> <input type="checkbox"/> 00 None <input type="checkbox"/> 01 Asp Tile <input type="checkbox"/> 02 Brick M <input checked="" type="checkbox"/> 03 Carpet <input type="checkbox"/> 04 Cer Tile <input type="checkbox"/> 05 Comp Floor <input type="checkbox"/> 06 Gym Floor <input type="checkbox"/> 07 Hardwood <input type="checkbox"/> 08 Hwd Conc <input type="checkbox"/> 09 Marble <input type="checkbox"/> 10 Terrazzo <input type="checkbox"/> 11 Vin Asb T <input type="checkbox"/> 12 Vin Tile S <input type="checkbox"/> 13 Other | <p>Structural Frame</p> <ul style="list-style-type: none"> <input type="checkbox"/> 0 Steel <input type="checkbox"/> 1 Rein Conc <input type="checkbox"/> 2 Conc Block <input checked="" type="checkbox"/> 3 Wood <input type="checkbox"/> 4 Mason Pil <input type="checkbox"/> 5 Rigid Fr <input type="checkbox"/> 6 Other <p>Exterior Walls</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> 00 Load Bear <input type="checkbox"/> 01 Non Load B <input type="checkbox"/> 02 Brick Sol <input type="checkbox"/> 03 Brick Ven <input type="checkbox"/> 04 Conc Block <input type="checkbox"/> 05 Conc Bl Br <input type="checkbox"/> 06 Conc Bl St <input type="checkbox"/> 07 Conc Bl Wd <input type="checkbox"/> 08 Conc Rein <input type="checkbox"/> 09 Glass <input type="checkbox"/> 10 Pilaster <input type="checkbox"/> 11 PreF Metal <input type="checkbox"/> 12 Stone Ven <input type="checkbox"/> 13 Tiltup P <input type="checkbox"/> 14 Wd Siding <input type="checkbox"/> 15 Wd Stucco <input type="checkbox"/> 16 Dryv Tile <input type="checkbox"/> 17 Other <p>Roof Structure</p> <ul style="list-style-type: none"> <input type="checkbox"/> A Slope A <input checked="" type="checkbox"/> B Slope B <input type="checkbox"/> C Slope C <input type="checkbox"/> F Slope F <input type="checkbox"/> 1 Conc J&S <input type="checkbox"/> 2 Steel JC <input type="checkbox"/> 3 Steel JS <input type="checkbox"/> 4 Wood J&D <input type="checkbox"/> 5 Other | <p>Roof Covering</p> <ul style="list-style-type: none"> <input type="checkbox"/> 00 Asb Shing <input type="checkbox"/> 01 Clay Tile <input type="checkbox"/> 02 Comp Shing <input type="checkbox"/> 03 Conc Tile <input type="checkbox"/> 04 Corr Metal <input type="checkbox"/> 05 Mtl Shing <input type="checkbox"/> 06 Roll Roof <input type="checkbox"/> 07 Slate <input type="checkbox"/> 08 Wd Shake <input type="checkbox"/> 09 Wd Shing <input type="checkbox"/> 10 Tar&Gravel <input checked="" type="checkbox"/> 11 Asp Shing <input type="checkbox"/> 12 Other <p>Ceilings</p> <ul style="list-style-type: none"> <input type="checkbox"/> 00 None <input checked="" type="checkbox"/> 01 Acoust <input type="checkbox"/> 02 Fiberbd <input type="checkbox"/> 03 Gunite SR <input type="checkbox"/> 04 Metal <input type="checkbox"/> 05 Paint DW <input type="checkbox"/> 06 Plaster <input type="checkbox"/> 07 Plywood <input type="checkbox"/> 08 Furring <input type="checkbox"/> 09 Susp Sys <input type="checkbox"/> 10 Other <p>Interior Finish</p> <ul style="list-style-type: none"> <input type="checkbox"/> 00 None <input checked="" type="checkbox"/> 01 Drywall <input type="checkbox"/> 02 Gypsum Bd <input type="checkbox"/> 03 Masonry <input type="checkbox"/> 04 Paneling <input type="checkbox"/> 05 Plaster <input type="checkbox"/> 06 Pref Metal <input type="checkbox"/> 07 Steel Fr <input type="checkbox"/> 08 Wood Fr <input type="checkbox"/> 09 Cer Tile <input type="checkbox"/> 10 Other | <p>Plumbing</p> <ul style="list-style-type: none"> <input type="checkbox"/> 0 None <input type="checkbox"/> 1 Bathtub <input type="checkbox"/> 2 Drink F El <input checked="" type="checkbox"/> 3 Lavatory <input type="checkbox"/> 4 Shower St <input type="checkbox"/> 5 Sink <input type="checkbox"/> 6 Solar HW <input type="checkbox"/> 7 Urinal <input type="checkbox"/> 8 Water Cl <input type="checkbox"/> 9 Water Htr <p>Electrical</p> <ul style="list-style-type: none"> <input type="checkbox"/> 0 None <input type="checkbox"/> 1 High A <input checked="" type="checkbox"/> 2 Avg B <input type="checkbox"/> 3 Min C <input type="checkbox"/> 4 Unfin D <input type="checkbox"/> 5 Qual 1 <input type="checkbox"/> 6 Qual 2 <input type="checkbox"/> 7 Qual 3 <input type="checkbox"/> 8 Qual 4 <p>Appliances</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> 00 None <input type="checkbox"/> 01 Combo O/T <input type="checkbox"/> 02 Dishwasher <input type="checkbox"/> 03 Freezer <input type="checkbox"/> 04 Garb Disp <input type="checkbox"/> 05 Oven <input type="checkbox"/> 06 Radio Int <input type="checkbox"/> 07 Range Top <input type="checkbox"/> 08 Refrig <input type="checkbox"/> 09 Cooler <input type="checkbox"/> 10 Other | <p>Insulation</p> <ul style="list-style-type: none"> <input type="checkbox"/> 0 None <input type="checkbox"/> 1 Floors <input checked="" type="checkbox"/> 2 Walls <input checked="" type="checkbox"/> 3 Ceilings <input type="checkbox"/> 4 Roof <input type="checkbox"/> 5 EnergySC <input type="checkbox"/> 6 Other <p>Miscellaneous</p> <ul style="list-style-type: none"> <input type="checkbox"/> 00 Doors MC <input type="checkbox"/> 01 Doors OH <input type="checkbox"/> 02 Doors PG <input type="checkbox"/> 03 Escalator <input type="checkbox"/> 04 Frght Elev <input type="checkbox"/> 05 Gut&Down <input type="checkbox"/> 06 Kit Area <input type="checkbox"/> 07 Pass Elev <input type="checkbox"/> 08 Plt Glass <input type="checkbox"/> 09 Signs <input checked="" type="checkbox"/> 10 Sprinkler <input type="checkbox"/> 11 TV Secu <input type="checkbox"/> 12 Other <p>Heat/Cool</p> <ul style="list-style-type: none"> <input type="checkbox"/> 00 None <input type="checkbox"/> 01 Cool Only <input type="checkbox"/> 02 Elec Heat <input type="checkbox"/> 03 Force Air <input type="checkbox"/> 04 Heat Pump <input type="checkbox"/> 05 Thru Wall <input type="checkbox"/> 06 Susp Htrs <input type="checkbox"/> 07 W/FI Furn <input type="checkbox"/> 08 H/A-NZ <input type="checkbox"/> 09 W&C Air <input type="checkbox"/> 10 Evap <p>Sprinklers</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1 Open Dry <input type="checkbox"/> 2 Open Wet <input type="checkbox"/> 3 Part Dry <input type="checkbox"/> 4 Part Wet |
|---|---|---|---|--|

Outbuildings and Yard Improvements

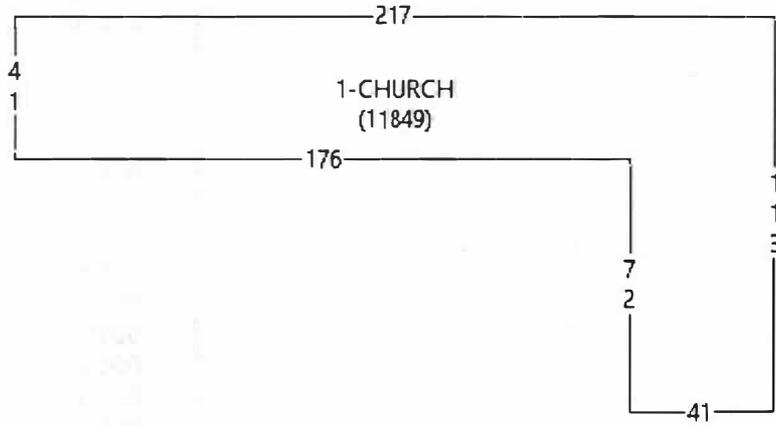
| Code | Type | B/S | Qty1 | Qty2 | UM QR | Age | Rate | REL% | Value | NC | RV |
|--------|------|-----|-------|------|-------|-----|------|-------|--------|----|----|
| PAVING | ASPH | | 28873 | | | | 1.86 | 100.0 | 53,704 | | |

Total: 53,704

Calculator Pricing

| | | |
|---------------------------|--------|-----|
| Building/Section | 1 | |
| Base Cost per SF | | .00 |
| Heat & Cool Systems | | .00 |
| Sprinkler Systems | | .00 |
| Unadj Base Rate per SF | | .00 |
| Story Multiplier | 1.000 | |
| Current Multiplier | 1.000 | |
| Local Multiplier | .500 | |
| Wall Height Modifier | 1.000 | |
| Area-Perimeter Multiplier | 1.000 | |
| Total Adjustment Factor | .500 | |
| Adj Base Rate per SF | | .00 |
| Total Floor Area | 11,849 | |
| Unit Multiplier | | |
| R.C.N. | | |
| Physical % Good | 100.0 | |
| Functional % | | |
| External % | | |
| REL % | 100.0 | |
| R.C.N.L.D. | | |
| O.B./Y.I. | 26,852 | |
| Total Cost | 26,852 | |
| Total of all Sections: | 26,850 | |

Sketch



| B/S | Occupancy | Area | Perim | Vector |
|-----|-----------|--------|-------|--------------------------|
| 1 | CHURCH | 11,849 | 660 | AACU41R217D113L41U72L176 |

Comments

Inspected: BMB 9/23/2020 Contact: PI
 Revisited: Int. Est?:
 Entered: BMB 9/23/2020 Sk. File:
 Printed: 3/28/2024 Status: 24

Ownership Description **Assessment Summary**

Name: CORNERSTONE PROPERTY DEVELOPMENT LLC
 PO BOX 3116
 PEARLAND TX 77588-3116
Subd.: BROA60 BROADMOOR S/D UNIT 3
S-T-R: 11-06-09 **Acres:** 0
T.D.: 031 3 PINE BLUFF
Location: 1205 S WISCONSIN ST
Legal: LOT F

Type: CV C.Vacant
Taxable: NF No-Full
Neigh: CPBRES
Owner: 457884
Status: 24 **Tax Status:**
Block: **Lot:** 00F
City: PINE BLUFF
Map:
Old PID:

| | | | | |
|--------------|-------|-------|------|---|
| Year | 2024 | 20% | 2000 | % |
| Land | 7,300 | 1,460 | | |
| Bldgs | | | | |
| Total | 7,300 | 1,460 | | |

Review Record

| Date | By | Reason | Land | Buildings | Total |
|--|-----|--------|-------|-----------|-------|
| 3/27/2024 | RMS | FC | 4,650 | | 4,650 |
| 2/20/24 RMS T/O EXEMPT 2024 BLDG & OBYI'S PICKED UP ON 930-07307-000 | | | | | |
| 7/1/2013 | SDH | RA | | | |

| Trend | Street | Utilities | Topography | Landscaping |
|------------------------------------|-----------------------------------|---------------------------------------|----------------------------------|------------------------------------|
| <input type="checkbox"/> Improving | <input type="checkbox"/> Concrete | <input type="checkbox"/> No Water | <input type="checkbox"/> High | <input type="checkbox"/> Excellent |
| <input type="checkbox"/> Static | <input type="checkbox"/> Asphalt | <input type="checkbox"/> No Sewer | <input type="checkbox"/> Low | <input type="checkbox"/> Good |
| <input type="checkbox"/> Declining | <input type="checkbox"/> ChatSeal | <input type="checkbox"/> No Gas | <input type="checkbox"/> Rough | <input type="checkbox"/> Average |
| <input type="checkbox"/> New | <input type="checkbox"/> Gravel | <input type="checkbox"/> No Electric | <input type="checkbox"/> Flat | <input type="checkbox"/> Poor |
| <input type="checkbox"/> Old | <input type="checkbox"/> Dirt | <input type="checkbox"/> No Telephone | <input type="checkbox"/> Sloping | <input type="checkbox"/> None |

| | | | | | |
|-----------|-----|----|--|--|--|
| 7/1/2009 | SDH | RV | | | |
| 6/25/2008 | RCP | RA | | | |
| 5/24/2000 | | RV | | | |

Building Permit Record

| Date | Amount | Purpose | Note |
|-----------|----------|----------|--|
| 2/14/2023 | | | 2/20/24 RMS T/O EXEMPT 2024 BLDG & OBYI'S PICKED |
| 8/15/2013 | 7,000 AN | Add AltN | 5/19/2014 KM EXEMPT |

| | | | |
|----------|--|--|--|
| 1/1/1996 | | | |
|----------|--|--|--|

Ownership Record

| Date | Book | Page/Inst# | Amount | Type | Grantee |
|------------|------------|------------|---------|------|------------------------------------|
| 2/13/2023 | 2023R-1128 | | 136,000 | WD | CORNERSTONE PROPERTY DEVELOPMEI |
| 11/13/2022 | 2023R-1127 | | | TD | OLIVE BRANCH MISSIONARY BAPTIST CH |
| 2/18/1975 | 443-224 | | | | BROADMOOR BAPTIST CHURCH TR |

Land Record

| Sub | PT | Size/Front | Size/Pri/Sec | Depth | Adj | Rate | Pri/Sec | O | Adj1 | % | Adj2 | % | Value | NC | HS |
|-----|----|------------|--------------|-------|------|------|---------|------|------|---|------|---|-------|----|----|
| | SF | 8102.160 | 8102.160 | | .000 | | | 0.90 | | | | | 7,292 | AN | |
| | | | 0.000 | | | | | 0.00 | | | | | | | |

Total: 7,300

Property Description

Building:
 Business Name:
 Location
 Occ./%/CQ/SH:
 2:
 3:
 C%Ext Wall
 Stories:
 Age / YC:
 Condition:
 Effective Age:
 Avg Floor Area:
 Avg Perimeter:
 Common Wall%:
 Eff. Perimeter:
 Total Height:
 No. Floors/Units:
 Heat-Cool%:
 Sprinklers%:
 NC:

Structural Elements

Site Work

- 0 Excavate
- 1 Fill
- 2 Prep

Foundation

- 0 None
- 1 Concrete
- 2 Conc Block
- 3 Piers M
- 4 Piers W
- 5 Other

Floor Structure

- 0 None
- 1 Elev Slab
- 2 Lift Slab
- 3 Slab Grade
- 4 SJ Conc
- 5 SJ Sheath
- 6 WJ Sheath
- 7 Other

Floor Covering

- 00 None
- 01 Asp Tile
- 02 Brick M
- 03 Carpet
- 04 Cer Tile
- 05 Comp Floor
- 06 Gym Floor
- 07 Hardwood
- 08 Hwd Conc
- 09 Marble
- 10 Terrazzo
- 11 Vin Asb T
- 12 Vin Tile S
- 13 Other

Structural Frame

- 0 Steel
- 1 Rein Conc
- 2 Conc Block
- 3 Wood
- 4 Mason Pil
- 5 Rigid Fr
- 6 Other

Exterior Walls

- 00 Load Bear
- 01 Non Load B
- 02 Brick Sol
- 03 Brick Ven
- 04 Conc Block
- 05 Conc Bl Br
- 06 Conc Bl St
- 07 Conc Bl Wd
- 08 Conc Rein
- 09 Glass
- 10 Pilaster
- 11 Pref Metal
- 12 Stone Ven
- 13 Tiltup P
- 14 Wd Siding
- 15 Wd Stucco
- 16 Dryv Tile
- 17 Other

Roof Structure

- A Slope A
- B Slope B
- C Slope C
- F Slope F
- 1 Conc J&S
- 2 Steel JC
- 3 Steel JS
- 4 Wood J&D
- 5 Other

Roof Covering

- 00 Asb Shing
- 01 Clay Tile
- 02 Comp Shing
- 03 Conc Tile
- 04 Corr Metal
- 05 Mtl Shing
- 06 Roll Roof
- 07 Slate
- 08 Wd Shake
- 09 Wd Shing
- 10 Tar&Gravel
- 11 Asp Shing
- 12 Other

Ceilings

- 00 None
- 01 Acoust
- 02 Fiberbd
- 03 Gunit SR
- 04 Metal
- 05 Paint DW
- 06 Plaster
- 07 Plywood
- 08 Furring
- 09 Susp Sys
- 10 Other

Interior Finish

- 00 None
- 01 Drywall
- 02 Gypsum Bd
- 03 Masonry
- 04 Paneling
- 05 Plaster
- 06 Pref Metal
- 07 Steel Fr
- 08 Wood Fr
- 09 Cer Tile
- 10 Other

Plumbing

- 0 None
- 1 Bathtub
- 2 Drink F El
- 3 Lavatory
- 4 Shower St
- 5 Sink
- 6 Solar HW
- 7 Urinal
- 8 Water Cl
- 9 Water Htr

Electrical

- 0 None
- 1 High A
- 2 Avg B
- 3 Min C
- 4 Unfin D
- 5 Qual 1
- 6 Qual 2
- 7 Qual 3
- 8 Qual 4

Appliances

- 00 None
- 01 Combo O/T
- 02 Dishwasher
- 03 Freezer
- 04 Garb Disp
- 05 Oven
- 06 Radio Int
- 07 Range Top
- 08 Refrig
- 09 Cooler
- 10 Other

Insulation

- 0 None
- 1 Floors
- 2 Walls
- 3 Ceilings
- 4 Roof
- 5 EnergySC
- 6 Other

Miscellaneous

- 00 Doors MC
- 01 Doors OH
- 02 Doors PG
- 03 Escalator
- 04 Frght Elev
- 05 Gut&Down
- 06 Kit Area
- 07 Pass Elev
- 08 Plt Glass
- 09 Signs
- 10 Sprinkler
- 11 TV Secu
- 12 Other

Heat/Cool

- 00 None
- 01 Cool Only
- 02 Elec Heat
- 03 Force Air
- 04 Heat Pump
- 05 Thru Wall
- 06 Susp Htrs
- 07 W/FI Furn
- 08 H/A-NZ
- 09 W&C Air
- 10 Evap

Sprinklers

- 1 Open Dry
- 2 Open Wet
- 3 Part Dry
- 4 Part Wet

Outbuildings and Yard Improvements

| Code | Type | B/S | Qty1 | Qty2 | UM | QR | Age | Rate | REL% | Value | NC | RV |
|------|------|-----|------|------|----|----|-----|------|------|-------|----|----|
|------|------|-----|------|------|----|----|-----|------|------|-------|----|----|

Total:

Calculator Pricing

Building/Section
 Base Cost per SF
 Heat & Cool Systems
 Sprinkler Systems
 Unadj Base Rate per SF
 Story Multiplier
 Current Multiplier
 Local Multiplier
 Wall Height Modifier
 Area-Perimeter Multiplier
 Total Adjustment Factor
 Adj Base Rate per SF
 Total Floor Area
 Unit Multiplier
 R.C.N.
 Physical % Good
 Functional %
 External %
 REL %
 R.C.N.L.D.
 O.B./Y.I.
 Total Cost
 Total of all Sections:

Sketch

B/S Occupancy Area Perim Vector

Comments

Inspected: BMB 9/23/2020 Contact: PI
Revisited: Int. Est?:
Entered: BMB 9/23/2020 Sk. File:
Printed: 3/28/2024 Status: 24

VARIANCE

**AGENDA ITEM #3
1310 S. BLAKE
APRIL 30TH, 2024**

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

SUBJECT: Variance request to allow a prefabricated storage building 10 ft from rear property line at 1310 S. Blake Street a B-3, Highway Commercial zone.

APPLICANT: Diane Crockett

ZONING AND LAND USES: B-3, Highway Commercial

| | | | | | |
|---------|--------|------------------------|-----------|--------|--------------------|
| ZONING: | North: | B-3, Highway Comm. | LAND USE: | North: | S.F. Residential |
| | South: | B-3, Highway Comm. | | South: | Restaurant – Kibbs |
| | East: | B-3, Highway Comm. | | East: | Liquor Store |
| | West: | B-1, Neighborhood Bus. | | West: | S.F. Residential |

HISTORY

No similar request within this area.

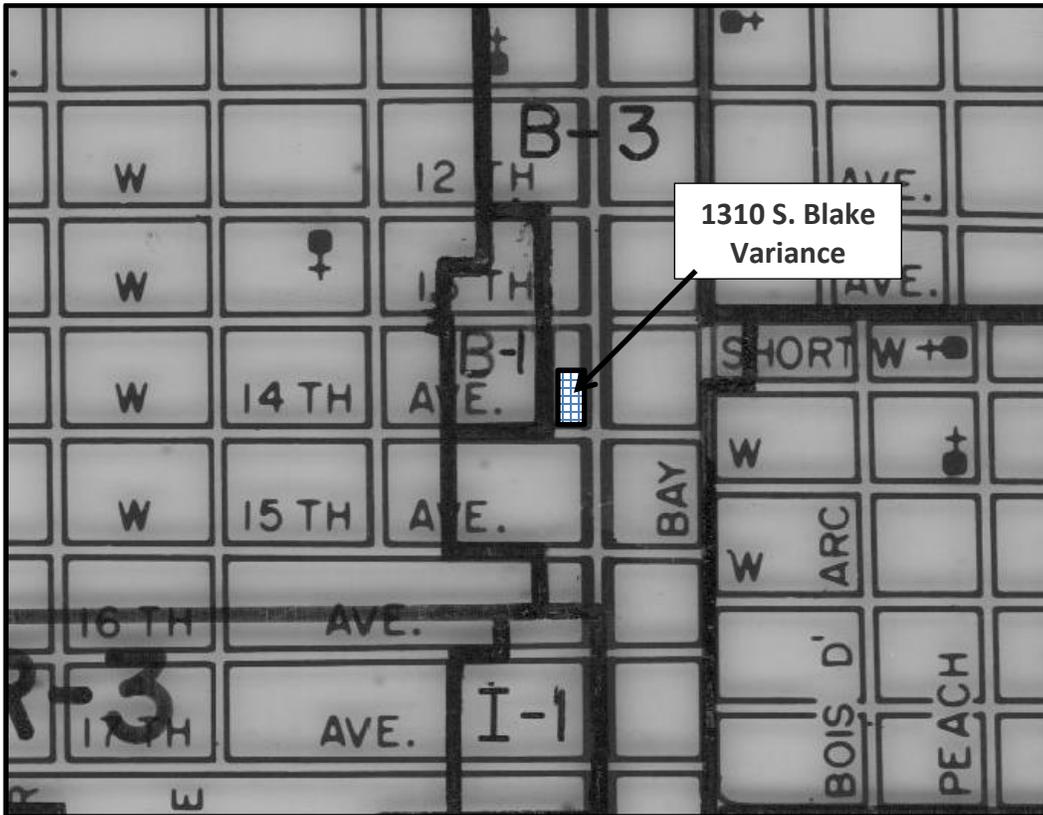
REVIEW COMMENTS

Applicant requests approval to place a metal building for storage 10 feet from the rear property line. The building was placed on site without a permit and placed in the front setback (see photo on page 5). No site plan was provided. At present the existing primary building and use are nonconforming based on setbacks. Front setback is 40 feet in the B-3 zone with the rear requiring a twenty-foot setback and a minimum side yard of 5 feet. No parking spaces are delineated on site and traffic flow is not planned. Based on building size and use, 21 parking spaces are required. In the aerial photograph it does not appear that minimum requirement can be met.

The B-3 zone does not list accessory uses either as a permitted use or UPOR. That is the first issue. The second is that without a site plan, lot dimensions and parking layout, staff is unable to determine feasibility of locating the building anywhere on the site, much less recommend a variance.

RECOMMENDATION

At this time planning staff is unable to recommend approval due to lack of information and accessory buildings not being listed as a permitted use in a B-3, zone.



Zoning Map

VARIANCE

AGENDA ITEM #3
1310 S. BLAKE
APRIL 30TH, 2024

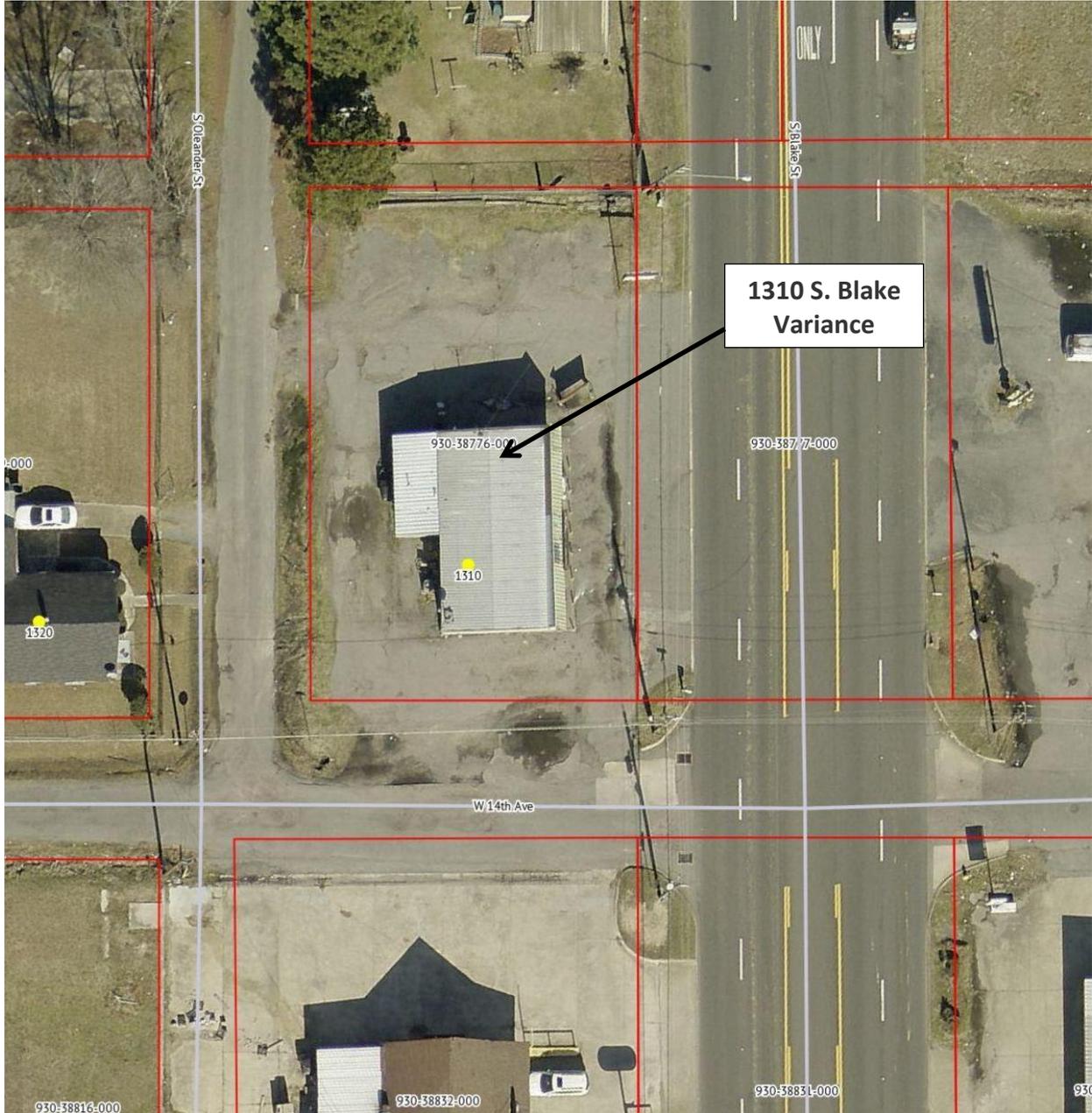


Ownership map

VARIANCE

**AGENDA ITEM #3
1310 S. BLAKE
APRIL 30TH, 2024**

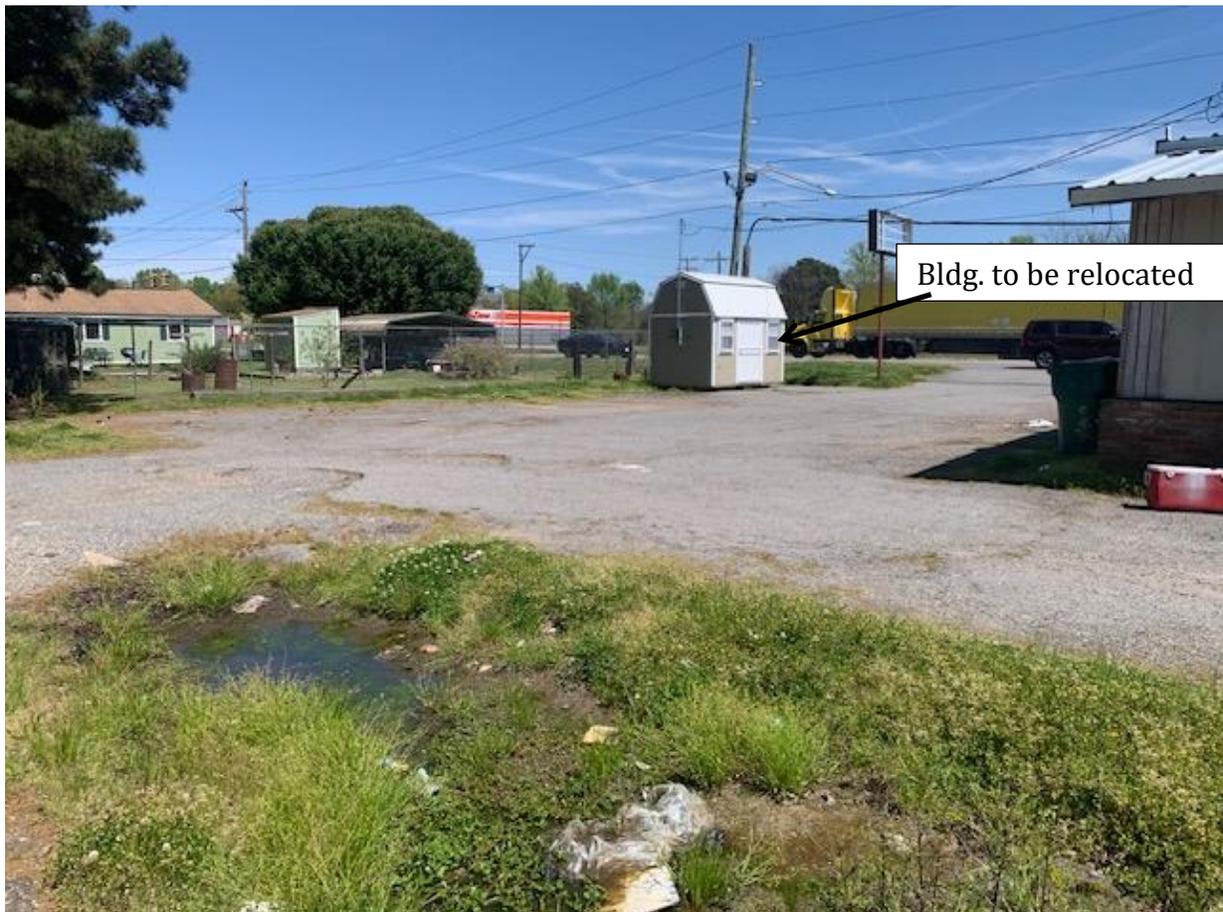
e



Aerial Photo



13110 S. Blake – front view with storage building in a spot violating city ordinance (front yard)



VARIANCE

**AGENDA ITEM #3
1310 S. BLAKE
APRIL 30TH, 2024**

View from back side of 1310 S. Blake



Second rear view



South side of 1310 S. Blake



North view down front of property



View of north side fence & property line



Proposed building



Single family residence west of 1310 Blake



Single family residence north 1310 S. Blake

VARIANCE

**AGENDA ITEM #3
1310 S. BLAKE
APRIL 30TH, 2024**



Kibbs Restaurant south of 11310 S. Blake



Liquor Store east of 1310 S. Blake



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: 1310 S. Blake ave.

Legal Description: Storage Building

Size of Property (acres): 8.110 Current Zoning: _____ Ward: _____

Variance Requested: To move building 20ft 10ft from property line

Reason for Request: _____

Applicant / Agent

Name: Diane Crockett

Address: 1310 S. Blake ave

Telephone: 870 192-2451

Email: dreams1958@gmail.com

Fax: _____

Property Owner (Must be filled out if different)

Name: _____

Address: _____

Telephone: _____

Email: _____

Fax: _____

Additional information/comments: Didn't know that a permit was required for a storage building. Been there ever, parking lot small so don't have many options to put it.

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.)

Diane Crockett 4/2/24

Signature _____ Date _____

Diane Crockett _____

Printed Name _____

Owner _____ or Authorized Agent

(Check one)

Signature _____ Date _____

Printed Name _____

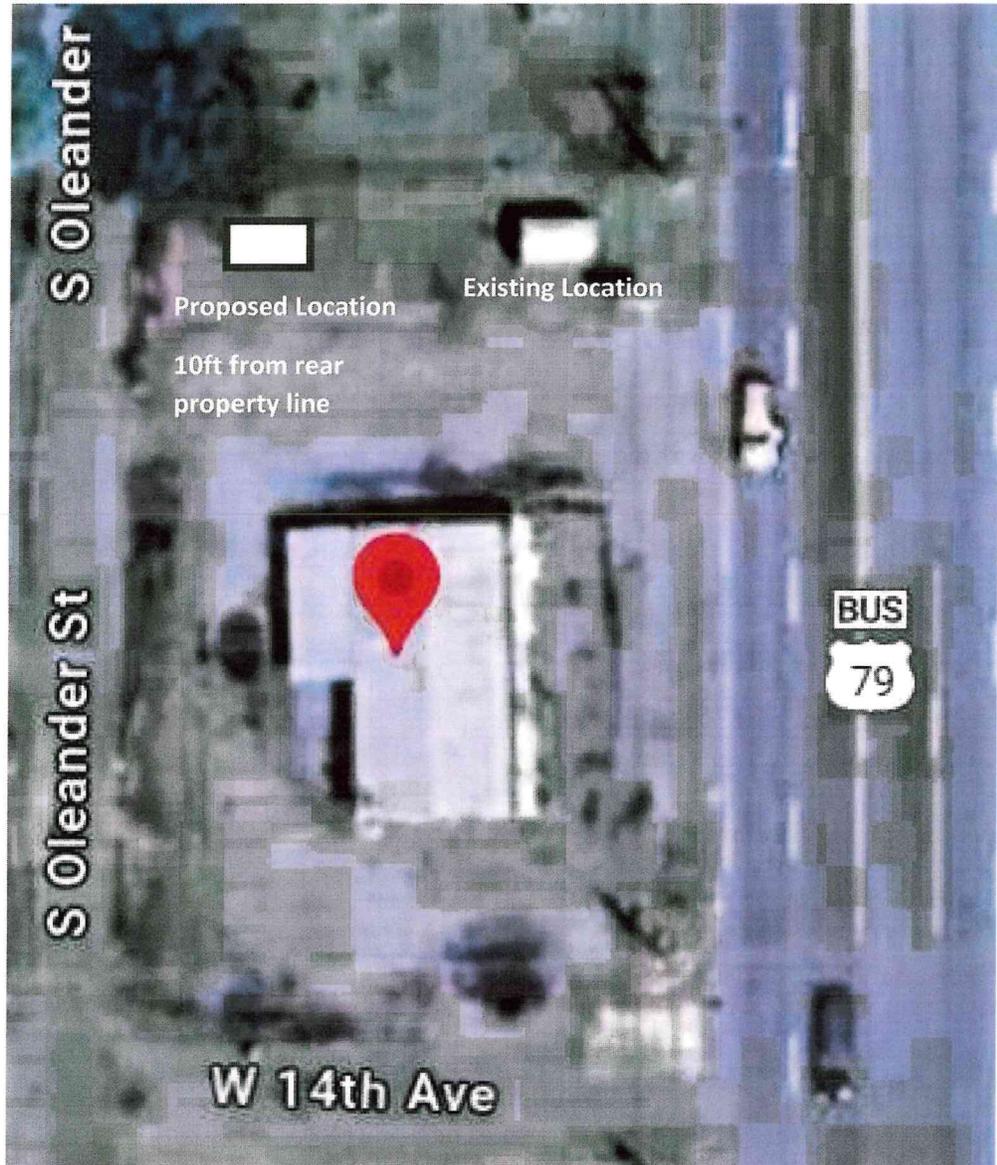
Owner _____ or Authorized Agent _____

(Check one)

Submission Deadline: _____ Expected Planning Commission Meeting Date: _____

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

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



S Oleander

Proposed Location

Existing Location

10ft from rear property line

S Oleander St

BUS
79

W 14th Ave

**RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION**

SUBJECT: Variance to allow parking and drives within the front setback at 6420 Sheridan Road.

APPLICANT: Ken Bhatti dba Ace General Contractors

ZONING AND LAND USES: RMF-21 pending (R-1 at present)

| | | | | | |
|---------|--------|---------------------|--------------|--------|-----------------------|
| ZONING: | North: | R-1, Residential | LAND USE: | North: | SF Residential |
| | South: | R-1, Residential | | South: | SF Residential |
| | East: | RMF-18, Multifamily | | East: | SF Residential |
| | West: | R-1, Residential | | West: | SF Residential / Pond |

History

2022-5-31 - 6715 Sheridan Rd - Variance to allow use of metal storage container - Approved

REVIEW COMMENTS

Applicant is requesting a Variance to allow parking, ingress, and egress within the required front yard setback. The RMF zone requires front, rear, and side yard setbacks of 25 feet each. Historically this is due to height (usually a minimum of two stories) and separation of traffic flow. Within the parking section of the zoning code the statement, “ *calculations of parking space shall not include any part of any front yard unless specifically provided for in the district’s regulations. Front yards shall not be paved except for proper ingress and egress. Required front yards shall be maintained as green areas or shall be appropriately landscaped.*”

Based on the applicants drawing the 25-foot front setback area will be used as access drives to the parking spaces located in front of the building eliminating any front yard greenspace. Recently the Highway Department acquired a portion of this parcel ranging from approximately 30 feet on the west end to about 10 feet on the east end.

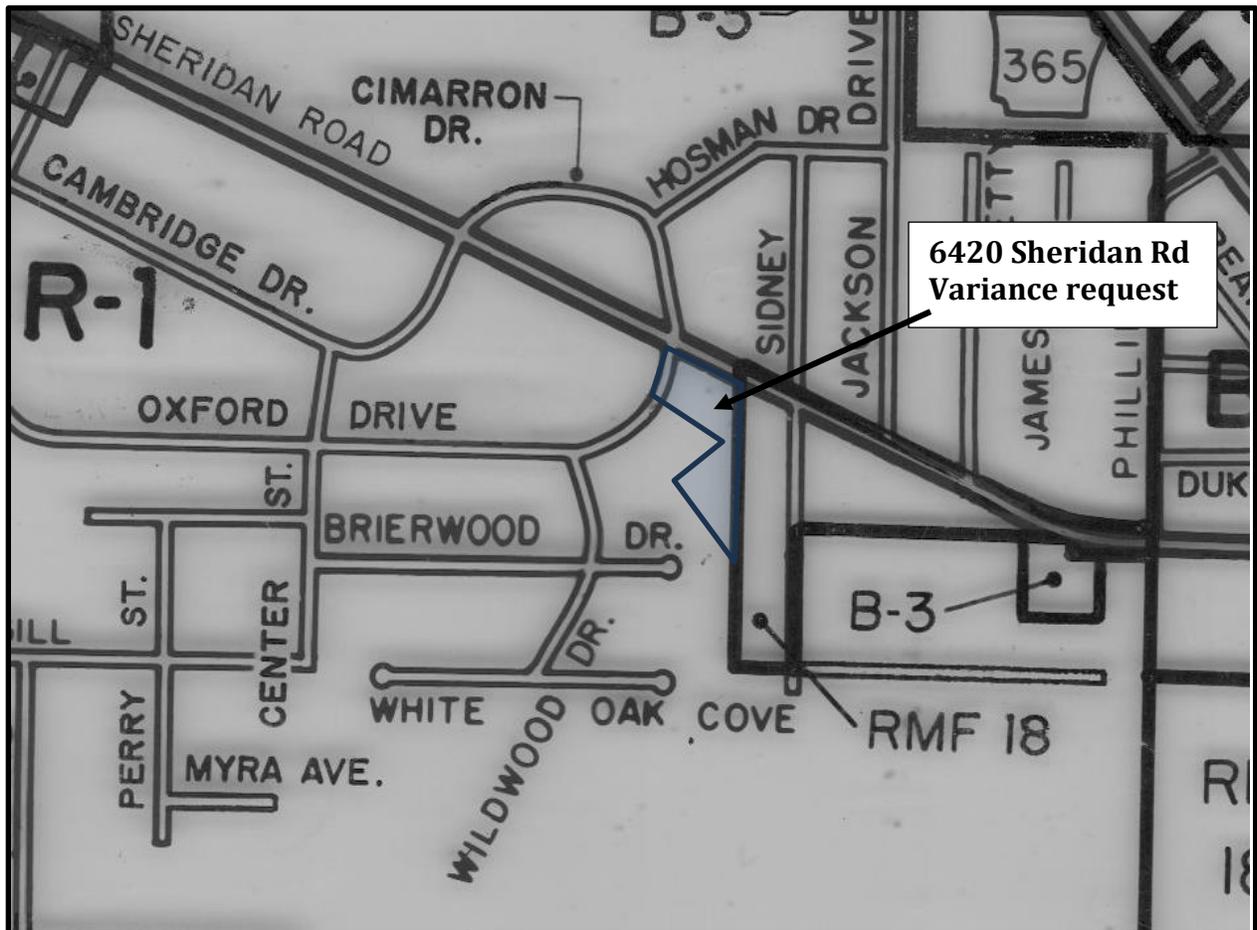
The Variance definition is attached on page six (6) of this review. On the first part of the variance requirement it states, “ *The special conditions and circumstances exist which are peculiar to the land, structure, or building involved...*”. Staff acknowledges that the entire lot is an irregular shape; however, it does not see that

as being a contributing factor leading to the request. Item “C” under the variance definition states, “*the special conditions or circumstances do not result from the actions of the applicant.*” As previously zoned the site could have been used efficiently as a single-family lot. It appears that the variance is directly related to the applicant’s rezoning request and size and design of the structure.

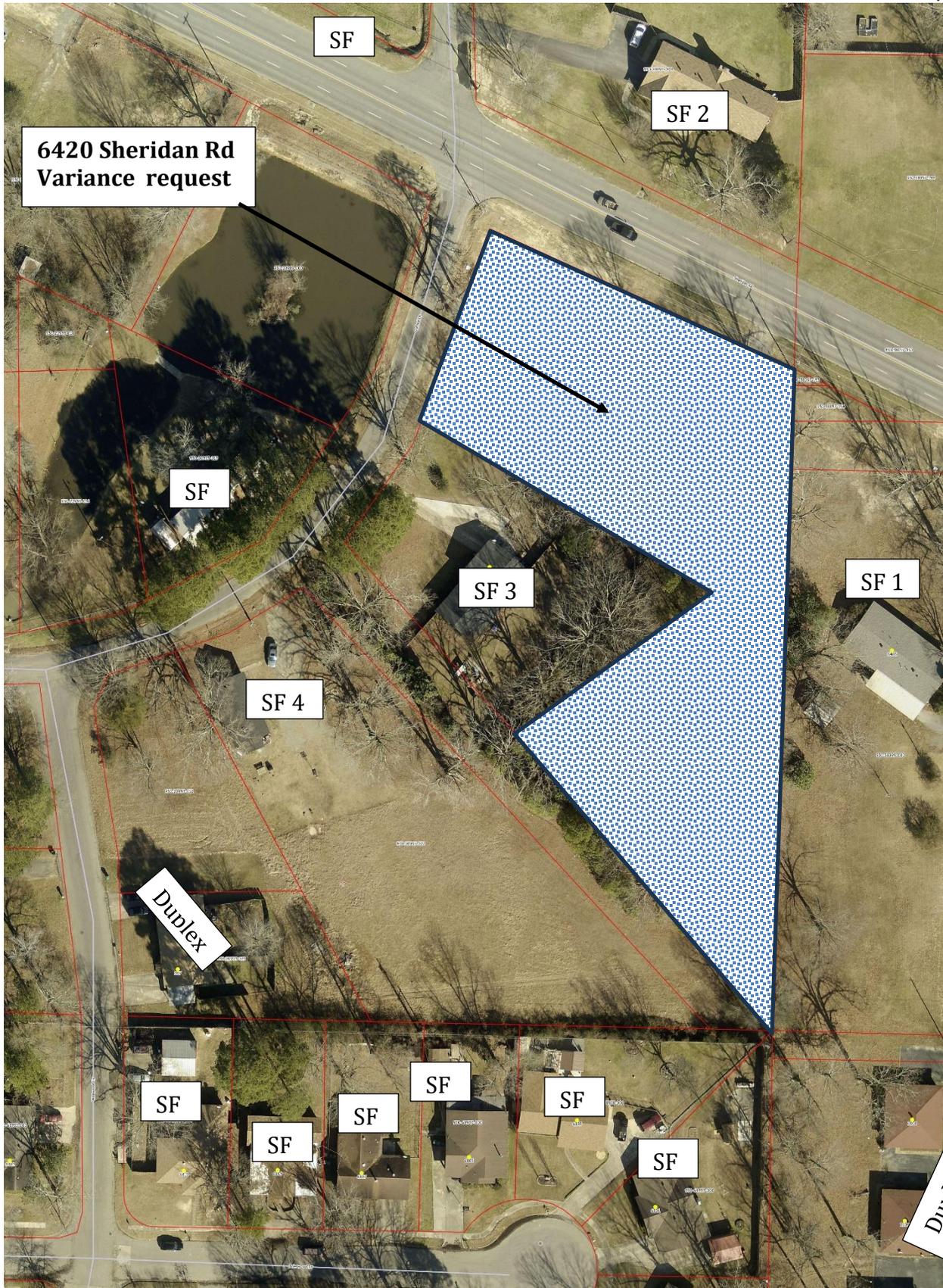
As a note, planning staff was opposed to the rezoning due to its location among single family homes.

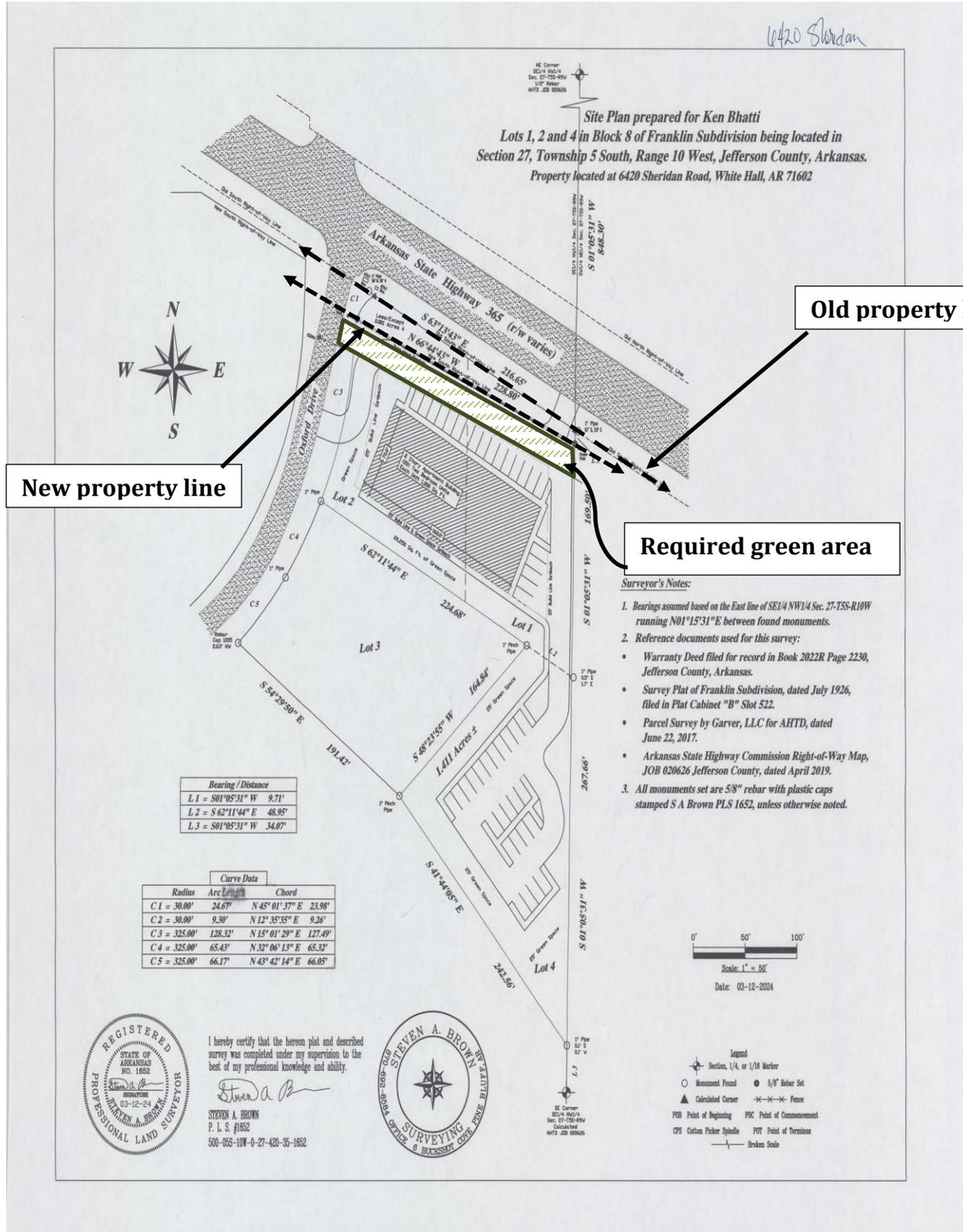
RECOMMENDATION

Because staff does not believe the request meets items a and c of the variance definition it does not recommend approval.



Zoning map





*A **variance** from the terms of this ordinance shall not be granted by the board of adjustment unless or until:*

- (1) A written application for a variance is submitted demonstrating:*
 - a. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are applicable to other lands, structures, or buildings in the same district;*
 - b. The literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter;*
 - c. That the special conditions and circumstances do not result from the actions of the applicant;*
 - d. That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, structures, or buildings in the same district;*
 - e. No nonconforming use of neighborhood lands, structures, or buildings in the same district and no permitted or nonconforming use of lands, structures, or buildings in other districts, shall be considered grounds for the issuance of a variance.*

Case No. 2024-399



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: 6420 SHERIDAN ROAD, WHITE HALL
Legal Description: LOTS 1, 2 and 4 in Block 8 of Franklin subdivision
Size of Property (acres): 1.54 Current Zoning: R-1 Ward: 4
Variance Requested: FRONT AND SIDE SETBACK

Reason for Request: TO BUILD APARTMENT

Applicant / Agent

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

Property Owner (Must be filled out if different)

Name: KEH BHATT
Address: 12 SIENNA CREEK COURT
LITTLE ROCK AR-72210
Telephone: 870-413-1402
Email: KBHATTI@YAHOO.COM
Fax: (BETTER)

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.)

KEH BHATT 3/26/24
Signature _____ Date _____
KEH BHATT
Printed Name _____
Owner _____ or Authorized Agent _____
(Check one)

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

Submission Deadline: _____ Expected Planning Commission Meeting Date: _____

• SEE REVERSE SIDE FOR SUBMISSION REQUIREMENTS •

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

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

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

R-1 Residential

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

Apartment Complex / Residential Multi-Family 21

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

Request to develop a Residential Multi Family Complex with 22 units on a 1.5 acre site.

Request a variance on parking in the front yard and east side yard setback area.

Jefferson County Report

Property Owner

Name: ACE GENERAL CONTRACTORS INC

Mailing Address: 12 SIENNA LAKE CV
LITTLE ROCK, AR 72210-3717

Type: (RI) Res. Improv.

Tax District: (273) 27 WHITE HALL

Millage Rate: 61.70

Property Information

Physical Address: 6420 SHERIDAN RD

Subdivision: FRANKLIN S/D

Block/Lot: 008 / 001

S-T-R: 27-05-10

Size (Acres): N/A

Legal: See *Extended Legal*

Extended Legal

BLK 8, LOT 1, 2 & 4 EXC
BEG AT A POINT BEING USED
AS THE NW COR OF LOT 2,
BLOCK 8, WHICH IS ALSO ON
THE SW'LY R/W LINE OF
ARKANSAS STATE HIGHWAY
365S (SHERIDAN ROAD); TH S
63 DEG 13 MIN 43 SEC E ALONG
SAID R/W LINE A DIST OF 216.65
FT TO A POINT ON THE E LINE
OF THE SE ¼ NW ¼ OF SEC 27;
TH S 01 DEG 05 MIN 31 SEC W
ALONG SAID E LINE A DIST OF
9.71 FT TO A POINT ON THE
SW'LY R/W LINE OF ARKANSAS
STATE HIGHWAY 365S (SHERIDAN
ROAD); TH N 66 DEG 44 MIN 33
SEC W ALONG SAID R/W LINE A
DIST OF 228.80 FT TO A POINT
ON THE SE'LY R/W LINE OF
OXFORD DR; TH IN A NE'LY
DIRECTION ALONG SAID R/W
LINE ON A CURVE TO THE RIGHT,
HAVING A RADIUS OF 30 FT, A
DIST OF 24.67 FT, HAVING A
CHORD BEARING OF N 45 DEG
01 MIN 37 SEC E A DIST OF 23.98 FT
TO THE POB