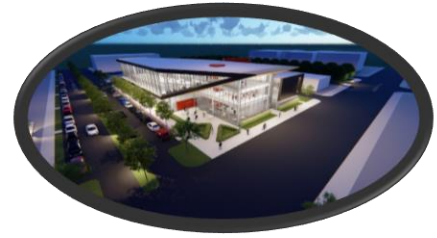


**CITY OF PINE BLUFF**  
**PLANNING COMMISSION**  
**APRIL 30<sup>TH</sup>, 2024 4:00 p.m.**  
**City Hall Council Chambers**  
**200 E. 8<sup>th</sup> Avenue**



## **AGENDA**

### **CALL TO ORDER**

**CONSIDERATION OF MINUTES: March 26<sup>th</sup>, 2024, meeting**

**OLD BUSINESS: None**

### **NEW BUSINESS:**

1. Use Permit on Review request (UPOR) to operate a Women's Care center at 1301 Ridgway Suite 1B in a B-1, Neighborhood Business zone.
2. Use Permit on Review request to operate a barber / beauty shop and to rent out office space at 1616 S. Cherry Street in a B-1, Neighborhood Business zone.
3. Use Permit on Review request to operate a treatment center for opioid and substance abuse at 708 W. 2<sup>nd</sup> Avenue in a B-1, Neighborhood Business zone.
4. Use Permit on Review request to utilize cargo portions of U-Haul trucks as outdoor storage units thereby expanding storage capability at 4030 W. 25<sup>th</sup> Avenue in a B-3, Highway Commercial zone.
5. Rezoning request by Ken Bhatti dba Ace General Contractors to rezone approximately 1.5 acres from R-1, Residential to RMF-21, Residential Multifamily. The property is located at 6420 Sheridan Road and extends south toward White Oak Cove.
6. Use Permit on Review Request (UPOR) to establish an artesian and farmers market at 301 S. Pine Street in the B-5, Central Business District.

**COMMITTEE REPORTS: NONE**

**OTHER ITEMS –**

**ADJOURNMENT**

**Complete Agendas can be found online at [www.searpc.com](http://www.searpc.com) . Click on the calendar date of the meeting.**

RECOMMENDATION  
TO THE  
BOARD OF ZONING ADJUSTMENT

---

**SUBJECT:** Use Permit on Review request to operate an office for women healthcare at 1301 Ridgway Road Suite 1B in a B-1, Neighborhood Business zone.

**APPLICANT:** Kai Hawkins

**ZONING AND LAND USES:** B-1, Neighborhood Business

ZONING:	North:	R-1, Residential	LAND USE:	North:	Vacant
	South:	R-1, Residential		South:	SF Residential
	East:	R-1, Residential		East:	SF Residential
	West:	R-1, Residential		West:	SF Residential

**History**

No similar applications in surrounding area.

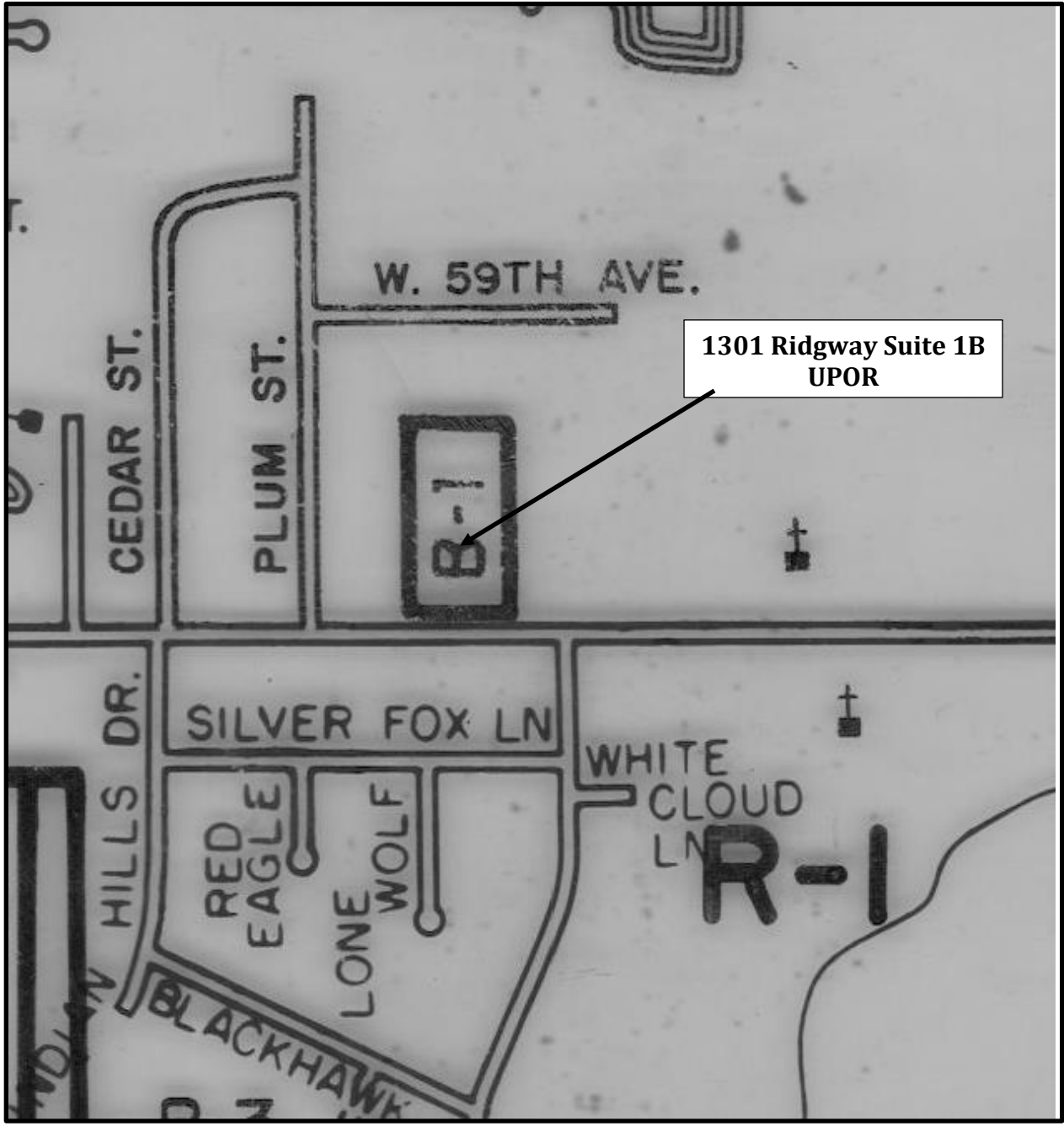
**REVIEW COMMENTS**

This property is zoned B-1, Neighborhood Business and as such has a limited Permitted Use section. Applicant is proposing opening and operating a Women’s Health Clinic in Unit 1B at this location. Clinics are listed as requiring Planning Commission approval. In the past other clinics have occupied spaces within this complex. One such in existence is a pediatric dental office.

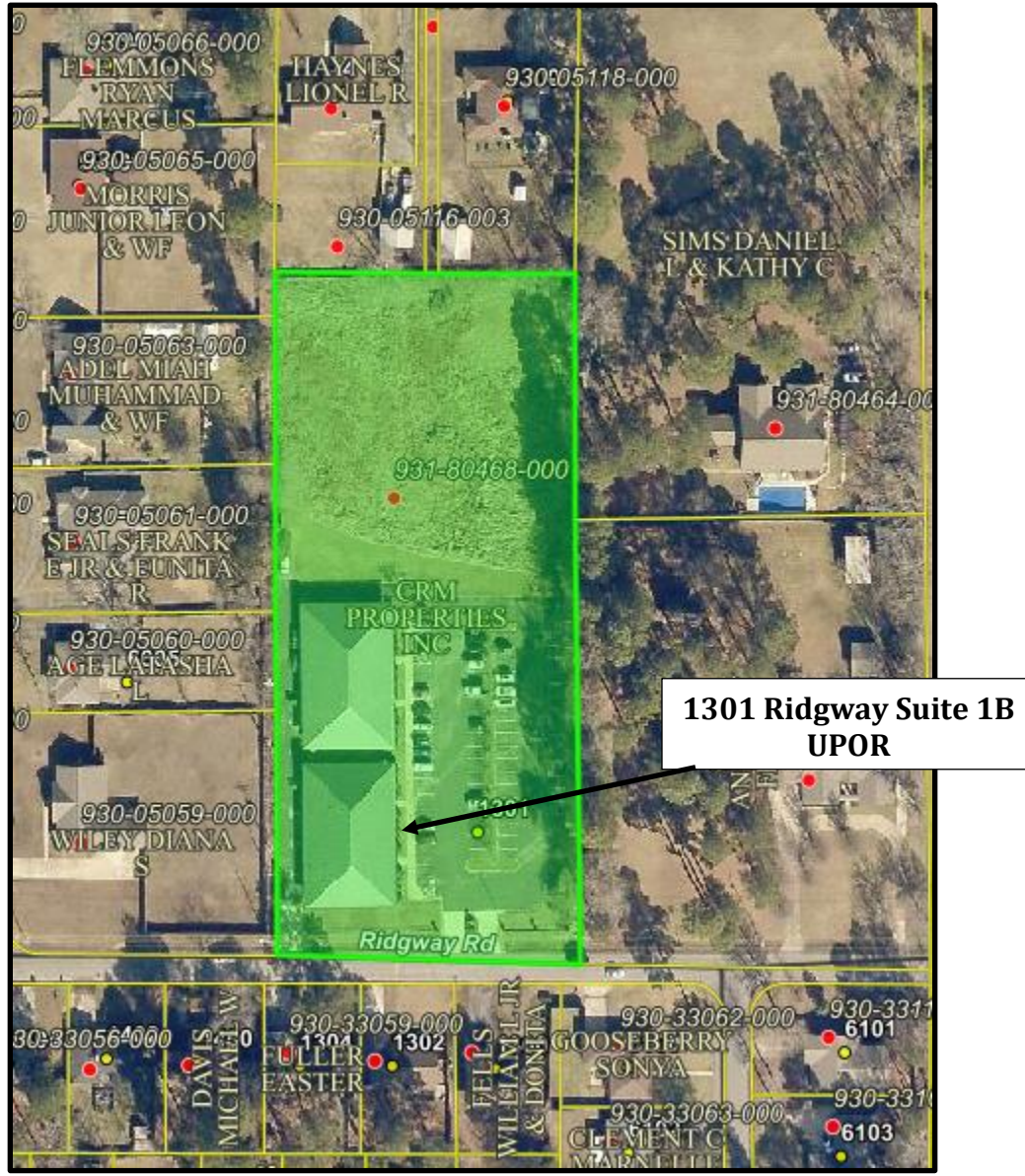
The site was designed with parking for multiple offices and separated traffic flow with a single access point to Ridgway Road. Because the site has existed as a commercial office site staff does not believe the proposed use will have any negative effect on surrounding residential property.

**RECOMMENDATION**

Staff recommends approval, subject to inspection and fire department approvals.



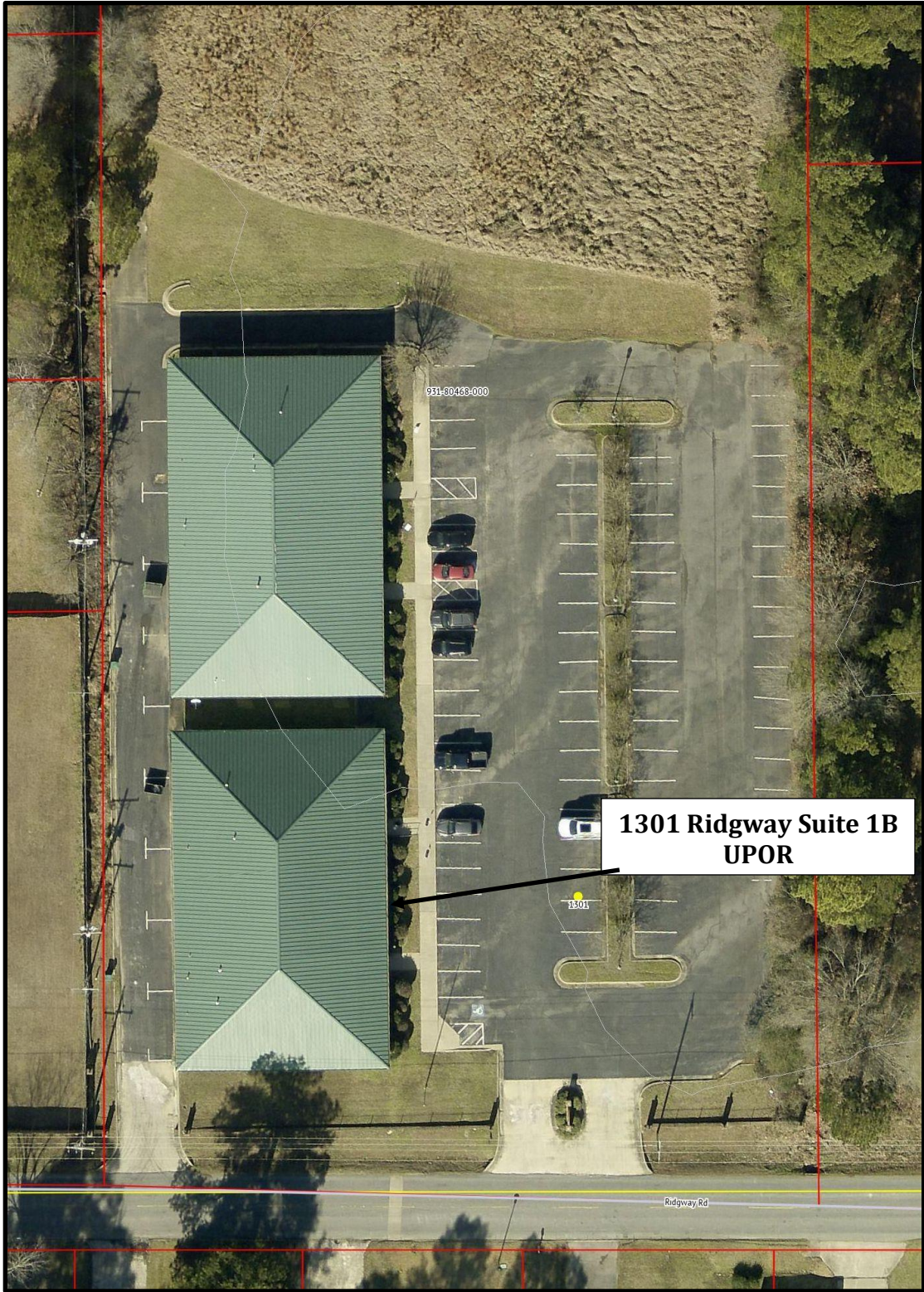
Zoning Map



Ownership map

**UPOR**

**AGENDA ITEM #1  
1301 RIDGWAY ROAD Suite 1B  
APRIL 30<sup>TH</sup>, 2024**



**Aerial Map**

**UPOR**

**AGENDA ITEM #1  
1301 RIDGWAY ROAD Suite 1B  
APRIL 30<sup>TH</sup>, 2024**



**UPOR**

**AGENDA ITEM #1  
1301 RIDGWAY ROAD Suite 1B  
APRIL 30<sup>TH</sup>, 2024**



**UPOR**

**AGENDA ITEM #1  
1301 RIDGWAY ROAD Suite 1B  
APRIL 30<sup>TH</sup>, 2024**



**Residences west of 1301 Ridgway**



**UPOR**

**AGENDA ITEM #1  
1301 RIDGWAY ROAD Suite 1B  
APRIL 30<sup>TH</sup>, 2024**



**Properties across from 1301 Ridgway access**

**UPOR**

**AGENDA ITEM #1  
1301 RIDGWAY ROAD Suite 1B  
APRIL 30<sup>TH</sup>, 2024**



**Property west of 1301 Ridgway**



**Property west of 1301 Ridgway**



# 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.*

Women's Comprehensive Care LLC Business or Applicant Name: \_\_\_\_\_

Business Location: (address or lot, block, or nearest intersection) 1301 Ridgway Rd, Ste 1B  
Pine Bluff, AR 71603 Property/Parcel ID No. 931-80468-000

Size of Property (acres): 3.2 Current Zoning: B1 Ward: 3

**Applicant / Business Owner** **Property Owner** *(Must be filled out if different)*

Name: Kai Hawkins

Name: Craig Milbourn

Address: 2410 McConnell Cir, H12  
White Hall, AR 71602

Address: 106 Four Oaks Ln Hot Springs, AR 71901

Telephone: 870-917-4355 / 562-739-6688

Telephone: 501-431-8272

Email: kaihawkins@womenscompcare.org

Email: craigmilbourn@gmail.com

Fax: \_\_\_\_\_

Fax: \_\_\_\_\_

Who will run the business? Kai Hawkins Number of employees: TBD

Number of off-street parking spaces required: 10 Number provided: \_\_\_\_\_

Are there any special licenses for your business? Yes (explain) CLIA 20

Point-of-care testing will require CLIA waived application Will you require a sign? Refaced

*Dr. Kai Hawkins*

3/14/2024

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.)*

Dr. Kai Hawkins 3/18/2024

Signature Kai Hawkins Date

Signature \_\_\_\_\_ Date

Printed Name  
Owner \_\_\_\_\_ or Authorized Agent   
(Check one)

Printed Name  
Owner \_\_\_\_\_ or Authorized Agent \_\_\_\_\_  
(Check one)

Submission Deadline: 4/1/2024 Expected Planning Commission Meeting Date: 4/30/2024

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

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

YOUR APPLICATION WILL NOT BE ACCEPTED WITHOUT A DRAWING OF THE PROPERTY



3/18/2024

To the City of Pine Bluff:  
Planning Commission  
Zoning Office

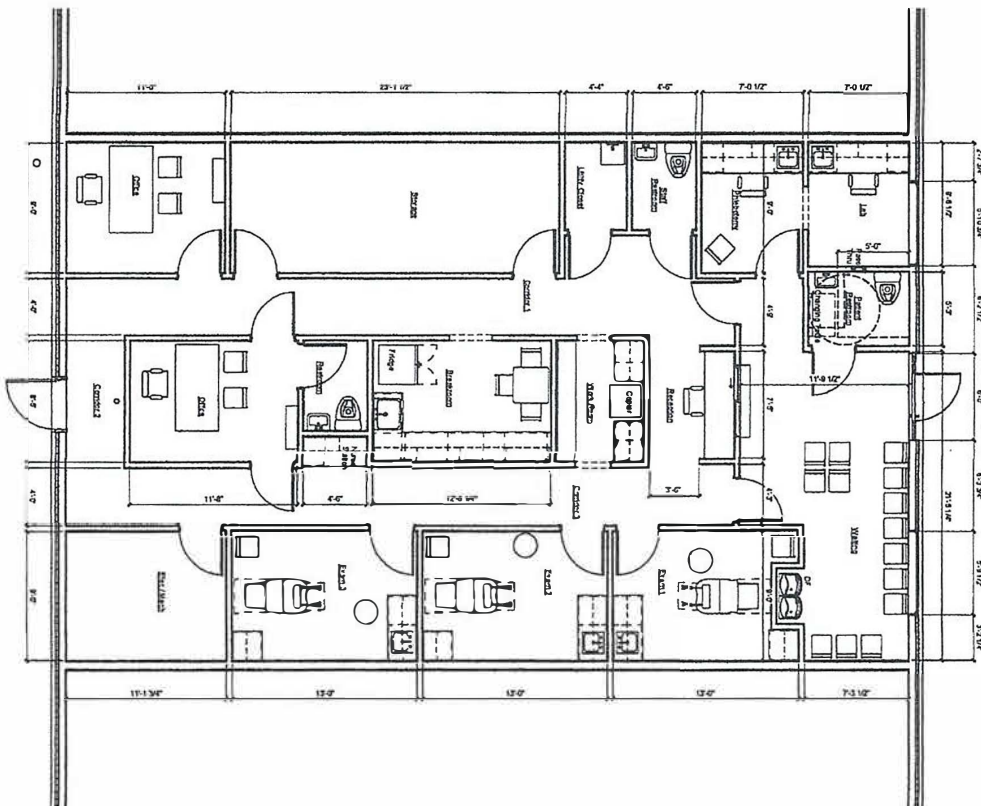
My name is Kai Hawkins, and I am the founder of Women's Comprehensive Care, LLC which was established in 2021. We will provide alternative healthcare options for women before pregnancy, during pregnancy, childbirth, and the postpartum period. This care includes gender-specific primary care for females of all ages, sexual and reproductive health; gynecologic care; and family planning services, such as preconception care and contraception. In addition, we will also provide addiction treatment.

As of November 1st, 2023, Arkansas ranked #3 in the nation for the highest infant mortality rate and it's not getting better. Arkansas also has the highest maternal mortality rate in the nation along with the highest teenage pregnancy rate according to the National Institute of Health. In addition, these numbers are highest in our minority communities. My goal is to address these disparities by increasing access to equitable women's health care services.

I am a Certified Nurse Midwife and Women's Health Nurse Practitioner. Women's Comprehensive Care will provide patient-centered, evidence-based care that is affordable and accessible to all. With an individualized approach to care, we will remain faithful to three guiding principles: compassion, inclusivity, and honesty. I have an extensive history working with underserved populations. I advocate for reducing maternal and infant mortality rates in Arkansas' Delta Region. Poverty, reliable access to care, and lack of women's health education are prevalent in our service area. In 2019, Arkansas ranked 49<sup>th</sup> in overall health measure scores for women and children. This ranking indicates that the state, only second to Mississippi, has an array of challenges and barriers to positive women's and children's healthcare outcomes. Thus, the market for inclusive, high-quality women's health is heightened, creating a space for Women's Comprehensive Care to serve the community.

*Dr. Kai Hawkins*

Dr. Kai Hawkins



1 REFERENCE PLAN  
UP-A-110

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A1

DATE  
BY

Project Name

**WOMENS COMPREHENSIVE CARE INTERIOR TENANT FINISH OUT**  
1301 RIDGEWAY ROAD, PINE BLUFF, ARKANSAS

REVISIONS

DATE  
BY

PROJECT CHIEF  
PROJECT MANAGER



**CLEMENTS & ASSOCIATES**  
ARCHITECTURE

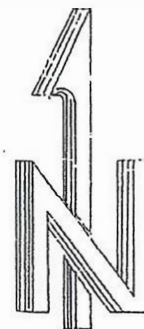
507 MAIN STREET NORTH LITTLE ROCK, ARKANSAS 72114  
TELEPHONE (501)375-3380

**LEGAL DESCRIPTION:**

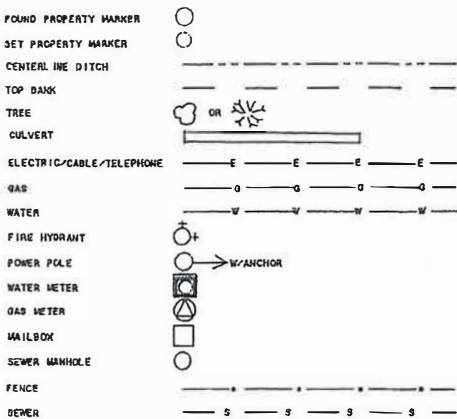
A PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 28,  
 TOWNSHIP 6 SOUTH, RANGE 9 WEST, BEGINNING 787 FEET SOUTH  
 AND 268.52 FEET WEST OF THE NE CORNER OF THE SAID SE 1/4  
 OF THE SW 1/4 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 9  
 WEST; THENCE SOUTH 539 FEET; THENCE WEST 268.52 FEET;  
 THENCE NORTH 539 FEET; THENCE EAST 268.52 FEET TO THE  
 POINT OF BEGINNING, SUBJECT TO A 30 FOOT WIDE EASEMENT  
 ALONG THE NOW EXISTING ROAD RUNNING NORTH AND SOUTH  
 THROUGH SAID PROPERTY, AND FURTHER RESERVING AN  
 EASEMENT FOR THE LAYING OF A GAS LINE ALONG THE VICINITY  
 OF SAID ROAD.

3.32 ACRES

FLOOD STATEMENT:  
 PROPERTY NOT SHOWN IN FLOOD ZONE A



1301 RIDGEWAY ROAD



**MICHAEL D. GRANDERSON**  
 SURVEYING AND MAPPING  
 113 S. CHESTNUT, PINE BLUFF, AR 71601  
 PHONE: 870-535-6669 FAX: 870-535-4276

ORDERED BY: R. VICTOR HARPER	TO: JEFF GARNER
ATTYS. GREG FALLON	BANK OF STAR CITY
628-4118	PINE BLUFF
F: 628-4120	
TOPO FOR: CRAIG MILBOURN CRM PROPERTIES, INC. 1603 BOASTWOOD P.O. AR 71602	

Date: 11-21-1999 Drawn By: DAVE Dwg. #

FILENAME:

ELEVATION BASE ASSUMED

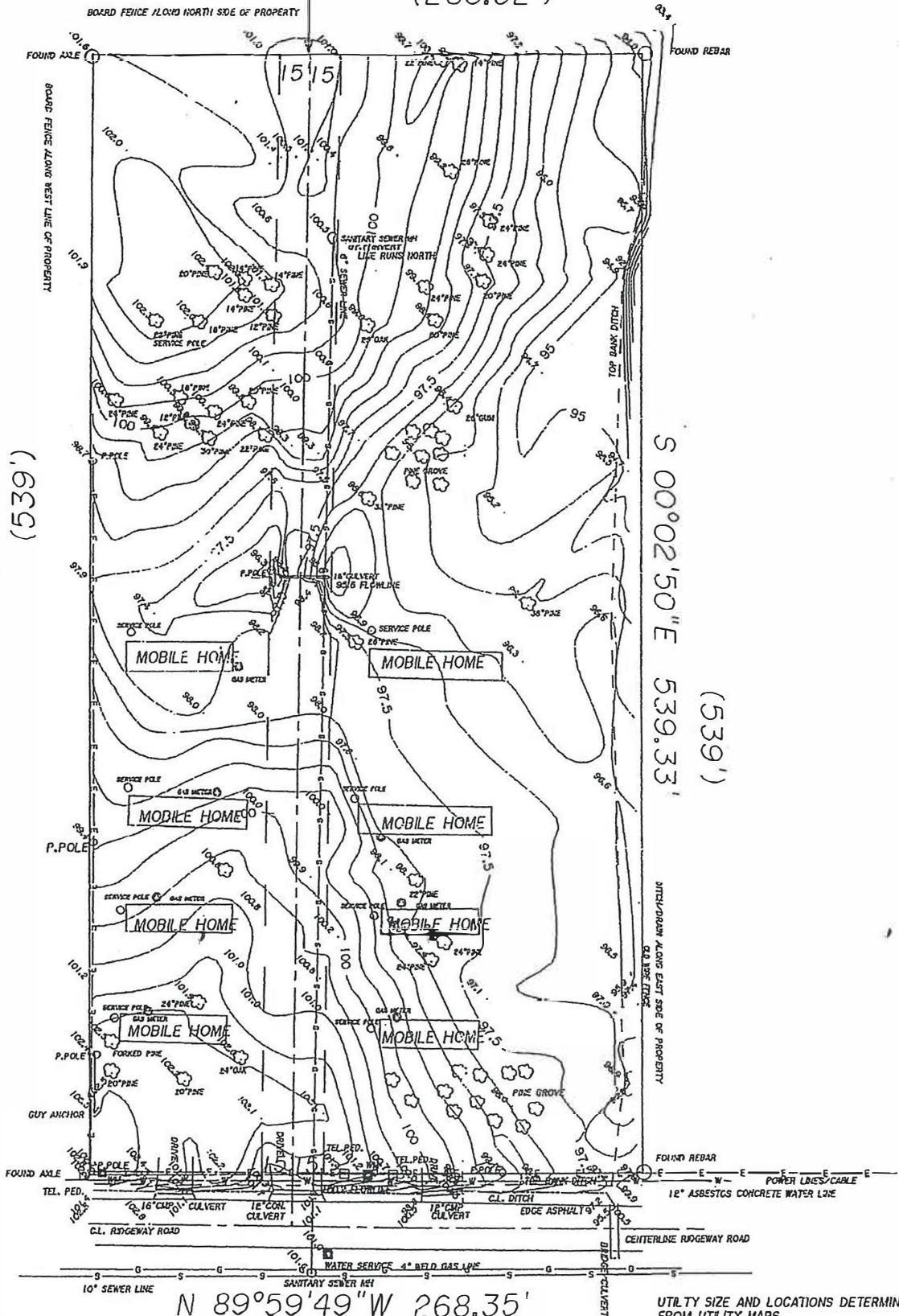
GAS EASMENT  
30' ROAD EASMENT  
DRIVEWAY

N 89°51'32"E  
267.91'  
(268.52')

N 00°00'00"E 538.66'  
(539')

S 00°02'50"E 539.33'  
(539')

N 89°59'49"W 268.35'  
(268.52')



UTILITY SIZE AND LOCATIONS DETERMINED FROM UTILITY MAPS  
SEWER IS MARKED AS LOCATED BY ARKANSAS ONE CALL



539.17



Ownership Description	Assessment Summary																																																						
<b>Name:</b> CRM PROPERTIES INC 106 FOUR OAK LN HOT SPRINGS AR 71901 <b>Subd.:</b> 60928S SEC 28 TWP 6 S RNG 09 W <b>S-T-R:</b> 28-06-09 <b>Acres:</b> 3.32 <b>T.D.:</b> 031 3 PINE BLUFF <b>Location:</b> 1301 RIDGWAY RD <b>Legal:</b> BEG 787 FT S & 268.52 FT W OF NE COR SE SW TH S 539 FT W 268.52 FT N 539 FT E 268.52 FT TO POB 3.32 ACRES	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td><b>Type:</b> Cl C.Impr</td> <td><b>Year</b> 2023 20%</td> <td>2018 20 %</td> </tr> <tr> <td><b>Taxable:</b></td> <td><b>Land</b> 62,300 12,460</td> <td>54,200 10,840</td> </tr> <tr> <td><b>Neigh:</b> CPBRES</td> <td><b>Bldgs</b> 516,500 103,300</td> <td>668,900 133,780</td> </tr> <tr> <td><b>Owner:</b> 410648</td> <td><b>Total</b> 578,800 115,760</td> <td>723,100 144,620</td> </tr> <tr> <td><b>Status:</b></td> <td colspan="2"><b>Tax Status:</b></td> </tr> <tr> <td><b>Block:</b></td> <td colspan="2"><b>Lot:</b></td> </tr> <tr> <td><b>City:</b> PINE BLUFF</td> <td colspan="2"></td> </tr> <tr> <td><b>Map:</b></td> <td colspan="2"></td> </tr> <tr> <td><b>Old PID:</b></td> <td colspan="2"></td> </tr> </table>	<b>Type:</b> Cl C.Impr	<b>Year</b> 2023 20%	2018 20 %	<b>Taxable:</b>	<b>Land</b> 62,300 12,460	54,200 10,840	<b>Neigh:</b> CPBRES	<b>Bldgs</b> 516,500 103,300	668,900 133,780	<b>Owner:</b> 410648	<b>Total</b> 578,800 115,760	723,100 144,620	<b>Status:</b>	<b>Tax Status:</b>		<b>Block:</b>	<b>Lot:</b>		<b>City:</b> PINE BLUFF			<b>Map:</b>			<b>Old PID:</b>																													
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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
11/22/2019	5,523	AN Add AltN	4/9/2020 BEW LOOKS LIKE 1 NEW UNIT IN BACK \$OK CC
11/14/2005	55,000	AN Add AltN	3/8/2010 LRW NOTHING NEW \$ OK 2010
11/5/2003	143,965	AN Add AltN	2/18/04 RCP NN YET CK 2005

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	
12/27/1999	716-347			QC	CRM PROPERTIES INC	
11/18/1999	715-296		85,000	WD	MILBOURN CRAIG R & RUTH ANN	
5/24/1983	528-724				JACKS MABLE	

Land Record													
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1 %	Adj2 %	Value	NC	HS
	SF	84568.000	21780.000		.000		0.90				57,275		
			62788.000				0.60						
	AC	1.379	1.000		.000		270.00R				5,008		
			0.379				12500.00						

PINE BLUFF M&B\60928S\931-80468-000-01-20



Total: 62,300

**Property Description**

Building: 1  
 Business Name: RIDGWAY PROFESSI  
 Location  
 Occu%/CQ/SH: OFFC D3 10  
 2:  
 3:  
 C%Ext Wall F  
 Stories: 1  
 Age / YC: 2001  
 Condition: A  
 Effective Age:  
 Avg Floor Area: 6600  
 Avg Perimeter: 340  
 Common Wall%:  
 Eff. Perimeter: 340  
 Total Height: 10  
 No. Floors/Units: 1  
 Heat-Cool%: 08  
 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

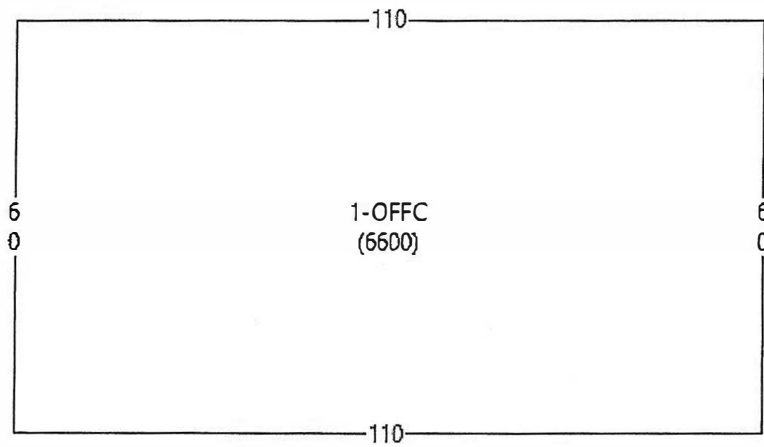
**Heat/Cool**

- 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

Sketch



B/S	Occupancy	Area	Perim	Vector
1	OFFC	6,600	340	AACU60*110

Comments

9/1/2010: LRW TW SECRETARY @ HOMETOWN REALTY, BLDG 1 IS 2/3S FINISHED INTERIOR, MIDDLE SECTION STILL HAS DIRT FLOOR

Inspected: JMT 7/26/2021  
Revisited:  
Entered: JMT 8/16/2021  
Printed: 3/14/2024

Contact: NH  
Int.Est?:  
Sk. File:  
Status:

**Outbuildings and Yard Improvements**

Code	Type	B/S	Qty1	Qty2	UM QR Age Rate	REL%	Value	NC	RV
CANOPY STEEL			8	110		50.95	73.0	32,730	

Total: 32,730

**Calculator Pricing**

Building/Section	1	
Base Cost per SF		93.89
Heat & Cool Systems		12.18
Sprinkler Systems		.00
Unadj Base Rate per SF		106.07
Story Multiplier		1.000
Current Multiplier		1.000
Local Multiplier		.550
Wall Height Modifier		1.000
Area-Perimeter Multiplier		1.000
Total Adjustment Factor		.550
Adj Base Rate per SF		58.34
Total Floor Area		6,600
Unit Multiplier		
R.C.N.		385,044
Physical % Good		73.0V
Functional %		33I
External %		
REL %		40.0
R.C.N.L.D.		154,018
O.B./Y.I.		18,002
Total Cost		172,020V

Total of all Sections: 172,000V

Ownership Description				Assessment Summary					
<b>Name:</b> CRM PROPERTIES INC		<b>Type:</b> Cl C.Impr		<b>Year</b>	2023	20%	2018	20%	
106 FOUR OAK LN		<b>Taxable:</b>		<b>Land</b>	62,300	12,460	54,200	10,840	
HOT SPRINGS AR 71901		<b>Neigh:</b> CPBRES		<b>Bldgs</b>	516,500	103,300	668,900	133,780	
<b>Subd.:</b> 60928S SEC 28 TWP 6 S RNG 09 W		<b>Owner:</b> 410648		<b>Total</b>	578,800	115,760	723,100	144,620	
<b>S-T-R:</b> 28-06-09		<b>Status:</b>		<b>Review Record</b>					
<b>T.D.:</b> 031 3 PINE BLUFF		<b>Block:</b>		<b>Date</b>	<b>By</b>	<b>Reason</b>	<b>Land</b>	<b>Buildings</b>	<b>Total</b>
<b>Location:</b> 1301 RIDGWAY RD		<b>Lot:</b>		6/26/2023	KGB	RV	62,300	516,500	578,800
<b>Legal:</b> BEG 787 FT S & 268.52 FT W OF NE COR SE SW TH S 539 FT W		<b>City:</b> PINE BLUFF		9/25/2018	SDH	RA	54,200	668,900	723,100
268.52 FT N 539 FT E 268.52 FT TO POB 3.32 ACRES		<b>Map:</b>		PER ACD REVALUE COMMERCIAL					
		<b>Old PID:</b>		6/29/2018	SDH	RA	84,950	752,550	837,500

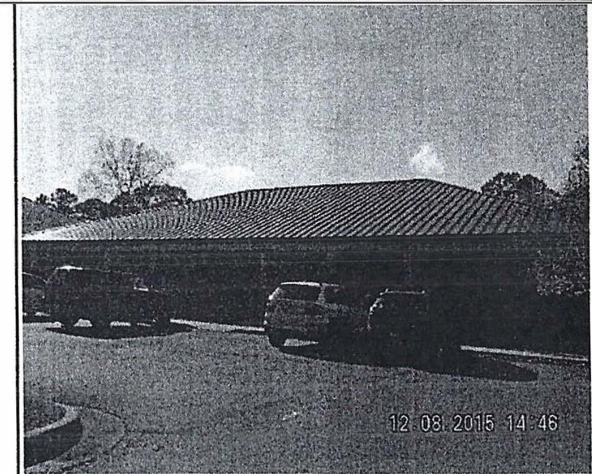
Trend	Street	Utilities	Topography	Landscaping
<input type="checkbox"/> Improving	<input type="checkbox"/> Concrete	<input type="checkbox"/> No Water	<input type="checkbox"/> High	<input type="checkbox"/> Excellent
<input type="checkbox"/> Static	<input type="checkbox"/> Asphalt	<input type="checkbox"/> 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
11/22/2019	5,523	AN Add AltN	4/9/2020 BEW LOOKS LIKE 1 NEW UNIT IN BACK \$OK CC
11/14/2005	55,000	AN Add AltN	3/8/2010 LRW NOTHING NEW \$ OK 2010
11/5/2003	143,965	AN Add AltN	2/18/04 RCP NN YET CK 2005

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	
12/27/1999	716-347			QC	CRM PROPERTIES INC	
11/18/1999	715-296		85,000	WD	MILBOURN CRAIG R & RUTH ANN	
5/24/1983	528-724				JACKS MABLE	

Land Record													
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1 %	Adj2 %	Value	NC	HS
SF		84568.000	21780.000		.000		0.90				57,275		
			62788.000				0.60						
AC		1.379	1.000		.000		270.00	R			5,008		
			0.379				12500.00						

PINE BLUFF M&B\60928S\931-80468-000-02-20



Total: 62,300

Property Description

Building: 1  
 Business Name: RIDGWAY PROFFES  
 Location  
 Occu%/CQ/SH: OFFC D3 10  
 2:  
 3:  
 C%Ext Wall F  
 Stories: 1  
 Age / YC: 2001  
 Condition: A  
 Effective Age:  
 Avg Floor Area: 6600  
 Avg Perimeter: 340  
 Common Wall%:  
 Eff. Perimeter: 340  
 Total Height: 10  
 No. Floors/Units: 1  
 Heat-Cool%: 08  
 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**

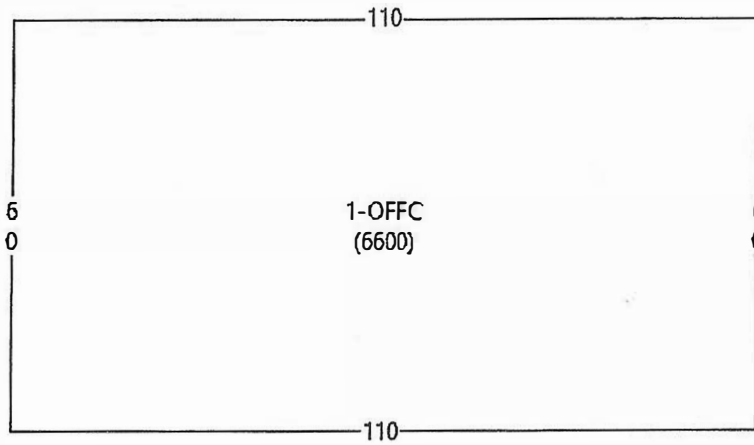
Code	Type	B/S	Qty1	Qty2	UM QR Age	Rate	REL%	Value	NC	RV
CANOPY	STEEL		8	110		50.95	73.0	32,730		
FENCEM	WIRON4		190			17.84	73.0	2,474		
FLAGP			30			2958.12	73.0	2,159		
LIGHT	LGTP		12		4	115.47	73.0	4,046		
LIGHT	LGTP		6		2	115.47	73.0	1,012		
LIGHT	POSTL		14			470.45	73.0	4,808		
PAVING	AS2ON2		12	110		2.48	73.0	2,390		
PAVING	AS2ON2		125	250		2.33	73.0	53,153		
PAVING	CONC		6	13	2	5.05	73.0	575		
PAVING	CONC		6	240		4.04	73.0	4,247		
PAVING	CONC4R		30	40		6.30	73.0	5,519		
SIGNMP	DFACE		5	7		85.87	73.0	2,194		
WALLM	CBRICK		2	22		.00	73.0			
WALLM	CBRICK		1	190		.00	73.0			

Total: 115,307

**Calculator Pricing**

Building/Section	1	
Base Cost per SF	93.89	
Heat & Cool Systems	12.18	
Sprinkler Systems	.00	
Unadj Base Rate per SF	106.07	
Story Multiplier	1.000	
Current Multiplier	1.000	
Local Multiplier	.550	
Wall Height Modifier	1.000	
Area-Perimeter Multiplier	1.000	
Total Adjustment Factor	.550	
Adj Base Rate per SF	58.34	
Total Floor Area	6,600	
Unit Multiplier		
R.C.N.	385,044	
Physical % Good	73.0V	
Functional %		
External %		
REL %	73.0	
R.C.N.L.D.	281,082	
O.B./Y.I.	63,419	
Total Cost	344,501V	
Total of all Sections:	344,500V	

Sketch



B/S	Occupancy	Area	Perim	Vector
1	OFFC	6,600	340	AACU60*110

Comments

2003: WIF4 ACTUALLY WIF3 BUT NO PRICING FOR 3 IN COMPUTER  
 2B SUSAN H WAMBLE DDS MS PEDIATRIC DENTISTRY  
 LRW TW SECRETARY @ HOMETOWN REALTY, BLDG 2 IS 2/3 VACANT BUT 100% COMPLETE

Inspected: JMT 7/26/2021      Contact: NH  
 Revisited:                      Int. Est?:  
 Entered: JMT 8/16/2021      Sk. File:  
 Printed: 3/14/2024            Status:



RECOMMENDATION  
TO THE  
BOARD OF ZONING ADJUSTMENT

**SUBJECT:** Use Permit on Review request to operate as a barber / beauty shop and provide 3 rooms to rent out for office space. The property is located at 1616 Cherry and is zoned B-1, Neighborhood Business zone.

**APPLICANT:** Nathaniel Lee, Jr.

**ZONING AND LAND USES:** B-1, Neighborhood Business

ZONING:	North:	B-4, General Comm.	LAND USE:	North:	C-store – Stop-n-shop
	South:	R-3, Residential		South:	Vacant
	East:	B-1, Neighborhood Bus.		East:	Funeral Home
	West:	B-1, Neighborhood Bus.		West:	SF Residential

**History**

- 2016-6-26 - UPOR - continue use of property for apartments - Approved
- 2022-6-29 - UPOR - establish medical training facility - Approved

**REVIEW COMMENTS**

Applicant proposes to utilize the structure and property for 3 beauty / barber offices and 3 rooms for general offices to rent out. A drawing is included with the application. Planning staff has not been in the structure at 1616 Cherry; however, based on the assessor’s office drawing the building is approximately 44 feet wide by 58 deep. Mr. Lee’s drawing shows 4 bathrooms while the assessment indicates only one bathroom.

The B-1 section of the zoning code lists beauty and barber shops as permitted uses. Offices are allowed “*where retail products are not displayed or advertised in a manner visible from the exterior of a building, and where the sale of such retail products is incidental to the services rendered.*” Without a scalable drawing with measurements staff is unable to determine the workability of the separate spaces.

Another issue has to do with parking. Applicant states that 15 spaces are needed and 15 are available; however, the only improved parking is one space under the carport. The rest is graveled and as such unmarked. The second aerial on page 6

**UPOR**

**AGENDA ITEM #2  
1616 CHERRY STREET  
APRIL 30<sup>TH</sup>, 2024**

depicts a top-down view of the parking area. A majority of the drive is in the alley. The cars and area circles above the alley are on property not belonging to the applicant and the rear portion of the property is only 32 feet which does not allow for proper parking space depth and drive. Only on the southwest corner of the house does it appear two vehicles may be placed with adequate backup area.

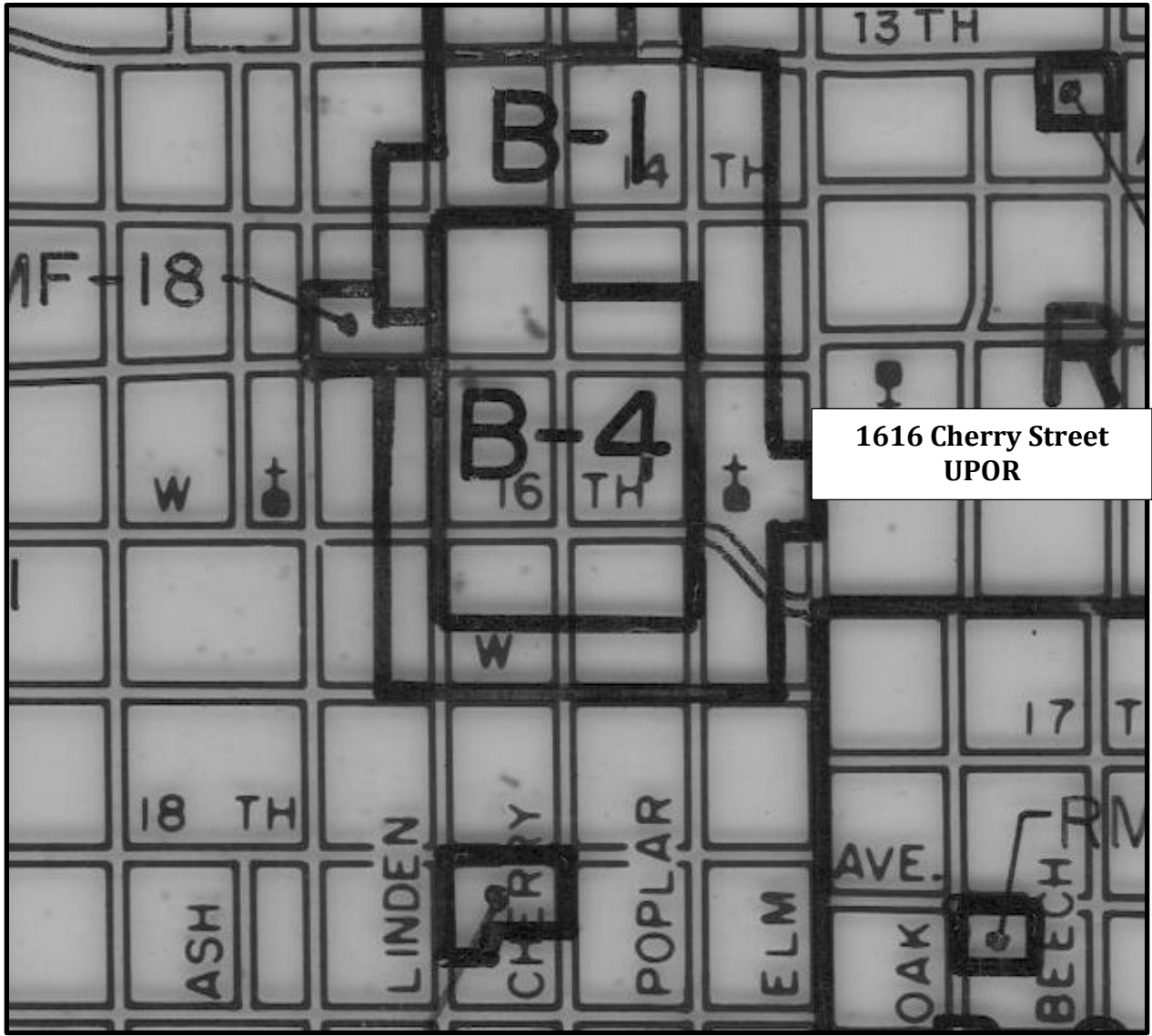
Last, the property is considered a nonconforming use for not being in compliance with the parking requirements and has been vacant as a commercial use in excess of 1 year.

**RECOMMENDATION**

At this time, based on lack of a scalable drawing and the absences of adequate parking planning staff does not recommend approval.

UPOR

AGENDA ITEM #2  
1616 CHERRY STREET  
APRIL 30<sup>TH</sup>, 2024



Zoning Map

**UPOR**

**AGENDA ITEM #2  
1616 CHERRY STREET  
APRIL 30<sup>TH</sup>, 2024**



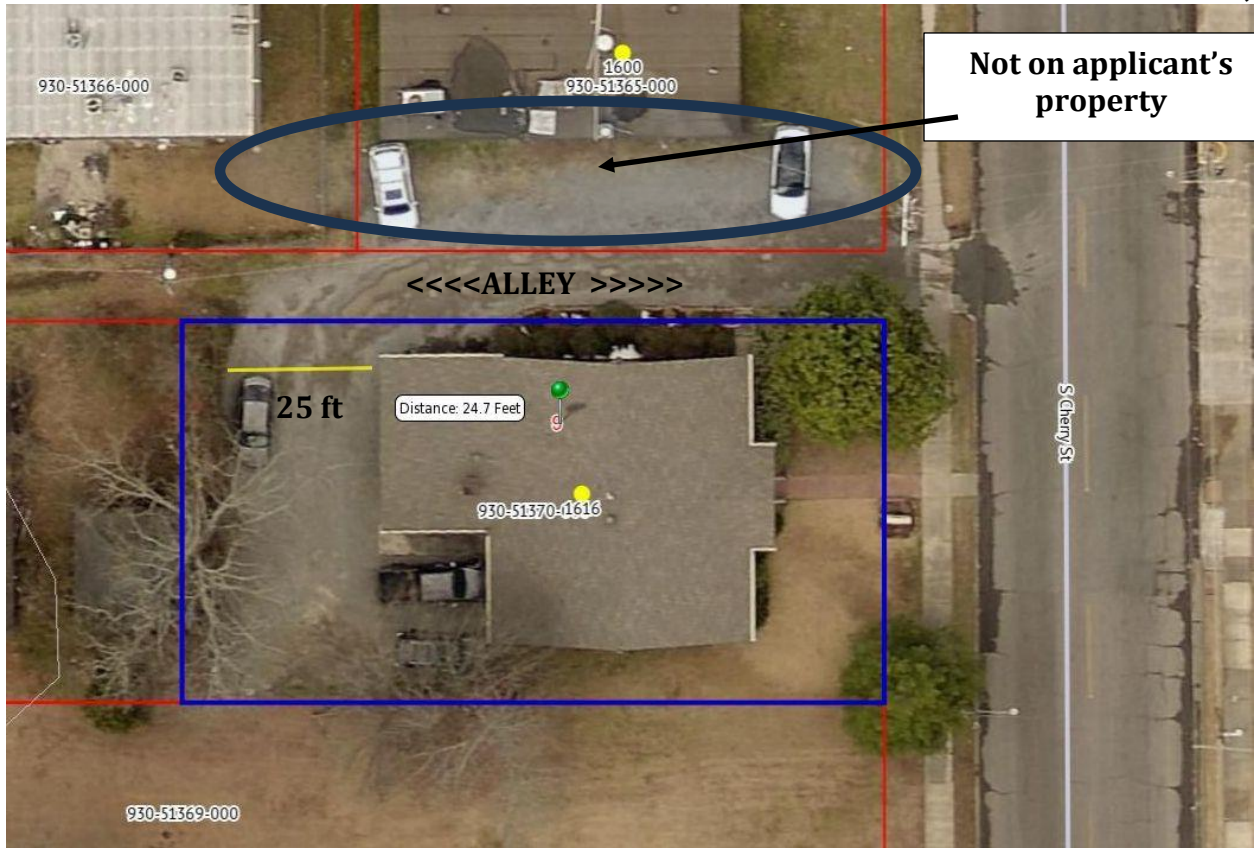
**Ownership map**

**UPOR**

**AGENDA ITEM #2  
1616 CHERRY STREET  
APRIL 30<sup>TH</sup>, 2024**



**Aerial Map**



1616 Cherry – front view and access drive



**Access drive around structure**



**North side & rear view 1616 Cherry**



Back side of 1616 Cherry



Rear of 1616 Cherry



**UPOR**

**AGENDA ITEM #2  
1616 CHERRY STREET  
APRIL 30<sup>TH</sup>, 2024**



**South side of 1616 Cherry**



**Funeral Home East of 1616 Cherry**

**UPOR**

**AGENDA ITEM #2  
1616 CHERRY STREET  
APRIL 30<sup>TH</sup>, 2024**



**Side of Convenient store north of 1616 Cherry**



**Convenient store north of 1616 Cherry**

**UPOR**

**AGENDA ITEM #2  
1616 CHERRY STREET  
APRIL 30<sup>TH</sup>, 2024**



**Property west of 1616 Cherry St.**

Case No. 2024-378



# 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: NATHANIEL Lee Jr

Business Location: (address or lot, block, or nearest intersection) 1616 CHERRY ST  
PINE Bluff Property/Parcel ID No. 930-51378-000

Size of Property (acres): 1.950 Current Zoning: Commercial Ward: \_\_\_\_\_

Applicant / Business Owner Property Owner (Must be filled out if different)

Name: NATHANIEL Lee Jr Name: \_\_\_\_\_

Address: 34 Longmeadow Address: \_\_\_\_\_  
PINE Bluff AR 71603

Telephone: 816 803 9199 Telephone: \_\_\_\_\_

Email: TAMPER.NAT.Lee51@gmail.com Email: \_\_\_\_\_

Fax: N/A Fax: \_\_\_\_\_

Who will run the business? NATHANIEL Lee Jr Number of employees: 0

Number of off-street parking spaces required: 15 Number provided: 15

Are there any special licenses for your business? yes (explain) OCCUPATION Licenses

FOR BARBER & BEAUTY SALON Will you require a sign? yes

B-1 ZONE

Nathaniel Lee Jr 3-22-24  
Applicant / Business Owner Signature Date 3-

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.)

Nathaniel Lee Jr 3-22-24  
Signature Date Signature Date

NATHANIEL Lee Jr  
Printed Name Printed Name

Owner  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. 8<sup>th</sup> Avenue, Pine Bluff, AR 71611 Tel: (870)730-2020 fax: (870) 730-2170.

**YOUR APPLICATION WILL NOT BE ACCEPTED WITHOUT A DRAWING OF THE PROPERTY**

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

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

VACANT

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

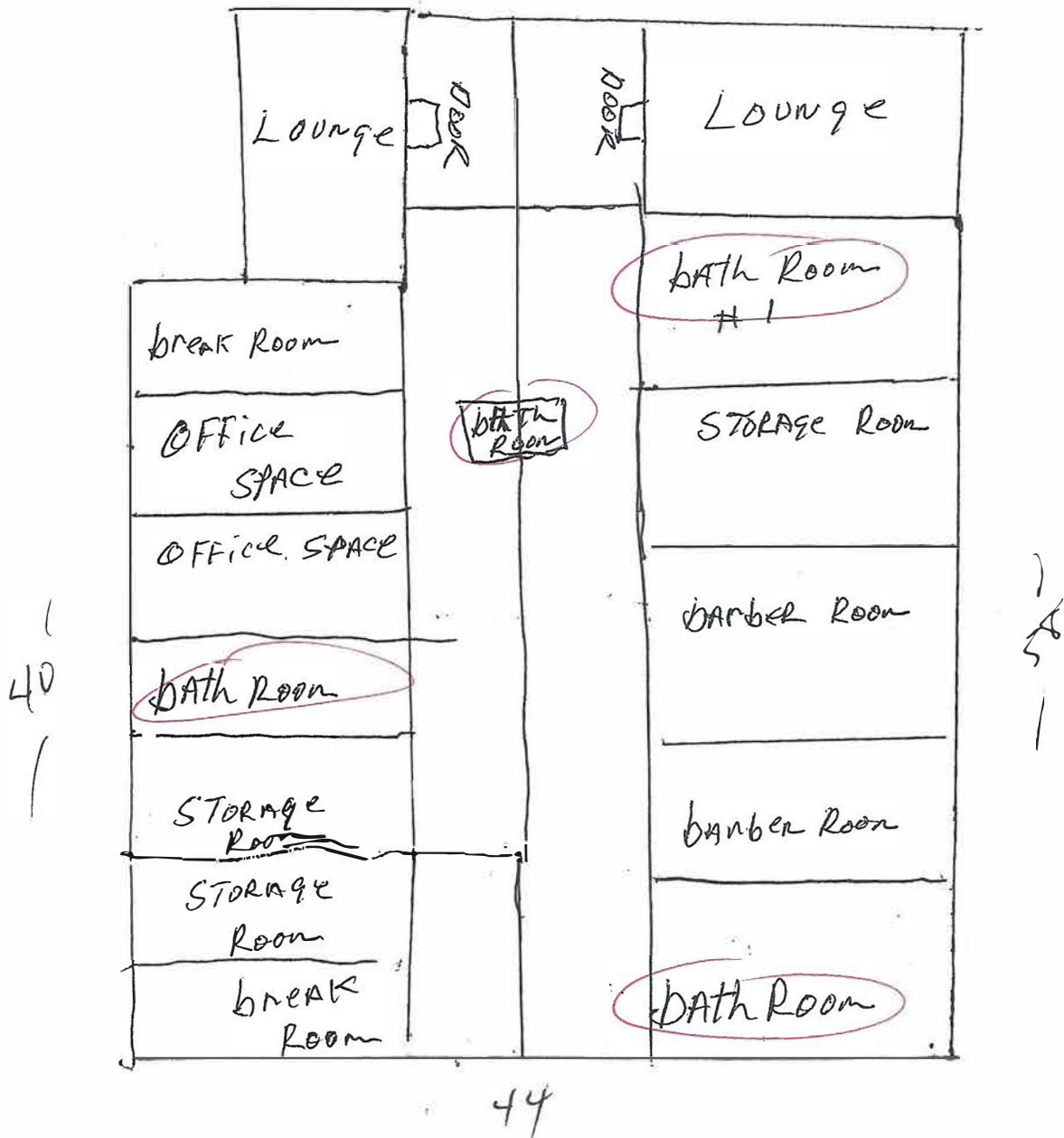
COMMERCIAL BUSINESS

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

PLAN TO USE AS A BARBER & BEAUTY PARLOR

OFFICE SPACE FOR RENT

1616 Cherry



1616 S Cherry

NATHANIEL Lee JR  
1616 S Cherry

I NATHANIEL Lee JR, PLAN to use this property  
FOR A barber & beauty PARLOR, ALSO PLAN to  
use 3 Room FOR OFFICE SPACE & 3 Room FOR the  
beauty & barber PARLOR,

I have two break room, & ④ bath Room.

SO I am Requesting A MULTIPURPOSE bussiness  
licenses

Thank  
Nathaniel Lee Jr

Ownership Description		Assessment Summary			
<b>Name:</b> CLARK MICHAEL D 1616 S CHERRY ST PINE BLUFF AR 71601 <b>Subd.:</b> PINE10 PINE BLUFF LAND CO ADD <b>S-T-R:</b> 09-06-09 <b>Acres:</b> 0.179 <b>T.D.:</b> 031 3 PINE BLUFF <b>Location:</b> 1616 S CHERRY ST <b>Legal:</b> BLK 18, N 65 FT OF LOT 7&8		<b>Type:</b> CR C.Res <b>Taxable:</b> V Verify <b>Neigh:</b> 3 <b>Owner:</b> 38543 <b>Status:</b> <b>Block:</b> 018 <b>Tax Status:</b> <b>Lot:</b> 007 <b>City:</b> PINE BLUFF <b>Map:</b> <b>Old PID:</b>	<b>Year</b> 2018 20% <b>Land</b> 7,800 1,560 <b>Bldgs</b> 41,800 8,360 <b>Total</b> 49,600 9,920 2013 20 % 9,750 1,950 40,750 8,150 50,500 10,100	<b>Review Record</b> <b>Date</b> <b>By</b> <b>Reason</b> <b>Land</b> <b>Buildings</b> <b>Total</b> 9/25/2018 SDH RA 7,800 41,800 49,600 PER ACD REVALUE COMMERCIAL 6/29/2018 SDH RA 9,750 41,800 51,550 7/11/2013 SDH RA 9,750 40,750 50,500 6/25/2008 RCP RA 9,750 45,200 54,950 6/12/2003 RA 9,750 46,950 56,700 5/24/2000 RA 9,750 44,700 54,450	

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
5/24/2018	9,800	AN Add AltN	2/12/19 BW ROOF
8/17/2016	6,000	AN Add AltN	2/12/19 BW NOTHING NEW
11/1/2005	2,800	RR Rep Res	2/14/06 LT NN

Ownership Record					
Date	Book	Page/Inst#	Amount	Type	Grantee
10/25/1995	660-171-176		50,000	WD	CLARK MICHAEL D
1/1/1910	513-683				FRANCIS LEON W DDS PA

Land Record															
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1	%	Adj2	%	Value	NC	HS
	SF	7800.000	7800.000		.000		1.00						7,800		
													65 X 120		

PINE BLUFF SUBS\PINE10\930-51370-000-01-20





Ownership Description		Assessment Summary			
<b>Name:</b> CLARK MICHAEL D 1616 S CHERRY ST PINE BLUFF AR 71601 <b>Subd.:</b> PINE10 PINE BLUFF LAND CO ADD <b>S-T-R:</b> 09-06-09 <b>Acres:</b> 0.179 <b>T.D.:</b> 031 3 PINE BLUFF <b>Location:</b> 1616 S CHERRY ST <b>Legal:</b> BLK 18, N 65 FT OF LOT 7&8		<b>Type:</b> CR C.Res <b>Taxable:</b> V Verify <b>Neigh:</b> 3 <b>Owner:</b> 38543 <b>Status:</b> <b>Block:</b> 018 <b>Lot:</b> 007 <b>Tax Status:</b> <b>City:</b> PINE BLUFF <b>Map:</b> <b>Old PID:</b>	<b>Year</b> 2018 20% <b>Land</b> 7,800 1,560 <b>Bldgs</b> 41,800 8,360 <b>Total</b> 49,600 9,920 2013 20 % 9,750 1,950 40,750 8,150 50,500 10,100	<b>Review Record</b> <b>Date</b> <b>By</b> <b>Reason</b> <b>Land</b> <b>Buildings</b> <b>Total</b> 9/25/2018 SDH RA 7,800 41,800 49,600 PER ACD REVALUE COMMERCIAL 6/29/2018 SDH RA 9,750 41,800 51,550 7/1/2013 SDH RA 9,750 40,750 50,500 6/25/2008 RCP RA 9,750 45,200 54,950 6/12/2003 RA 9,750 46,950 56,700 5/24/2000 RA 9,750 44,700 54,450	

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
5/24/2018	9,800	AN Add AltN	2/12/19 BW ROOF
8/17/2016	6,000	AN Add AltN	2/12/19 BW NOTHING NEW
11/1/2005	2,800	RR Rep Res	2/14/06 LT NN

Ownership Record					
Date	Book	Page/Inst#	Amount	Type	Grantee
10/25/1995	660-171-176		50,000	WD	CLARK MICHAEL D
1/1/1910	513-683				FRANCIS LEON W DDS PA

Land Record													
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1 %	Adj2 %	Value	NC	HS
	SF	7800.000	7800.000			.000			1.00		7,800		
				0.000					0.00		65 X 120		

PINE BLUFF SUBS\PINE10\930-51370-000-01-20



RECOMMENDATION  
TO THE  
BOARD OF ZONING ADJUSTMENT

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**SUBJECT:** Use Permit on Review request to operate a treatment center for opioid and substance abuse at 708 W. 2<sup>nd</sup> Avenue in a B-1, Neighborhood Business zone.

**APPLICANT:** Samantha Johnson

**ZONING AND LAND USES:** B-1, Neighborhood Business

ZONING:	North:	R-B, Residential – Bus.	LAND USE:	North:	Single family / B & B
	South:	B-1, Neighborhood Bus.		South:	Trinity Episcopal Church
	East:	B-1, Neighborhood Bus.		East:	Vacant / Playground
	West:	R-3, Residential		West:	SF Residential

**History**

2022-7-26 - Beech 300 - UPOR - to allow Crypto mining - Denied

**REVIEW COMMENTS**

Applicant is requesting approval to operate a treatment center for Opioid Use Disorder and Substance Abuse Disorder at 708 W. 2<sup>nd</sup>. The property is zoned B-1 Neighborhood Business and occupies one-half a block between Beech and Oak Streets fronting on 2<sup>nd</sup>. The area is in a declining state. Across 2<sup>nd</sup> Avenue there are 3 old Victorian style homes, 2 of which used to house a Bed & Breakfast business. At present neither is operational and in some areas, has been vandalized with broken windows, etc... Northeast across 2<sup>nd</sup> is the old Armory which is used very little. The only occupied housing that exists near this site sits west across Oak Street. It is also in a declining state with bushes and shrubs going untrimmed.

Adjoining the property to the south is Trinity Episcopal Church which also owns this site. By virtue of agreeing to terms with this application the church is on board with the intended use. The Commission in the past has approved similar uses on a smaller scale in former residential, commercial, and industrial facilities.

The Fair Housing Act of 1988 along with American with Disability regulations prohibit discrimination on the basis of disability. Substance abuse has been designated as a disability.

Questions to consider are:

1. Are there permitted uses or uses that fall under the use permit on review that are similar in general nature to the request without considering disability?
2. Are there more than one zoning categories that encompass the intended practice?
3. Is there an educational presence?

The B-1 zone allows for clinics and hospitals as UPOR's so through treatment and short term stays the request can meet item number 1. Besides the previously mentioned uses the B-1 also allow multifamily uses and nursing homes for longer living terms as uses permitted on review. Federal courts have held that in areas of substance abuse treatment when an educational element is included the proposed use shall be granted the same consideration as other educational facilities by allowing establishment in all zones when appropriate procedures are followed.

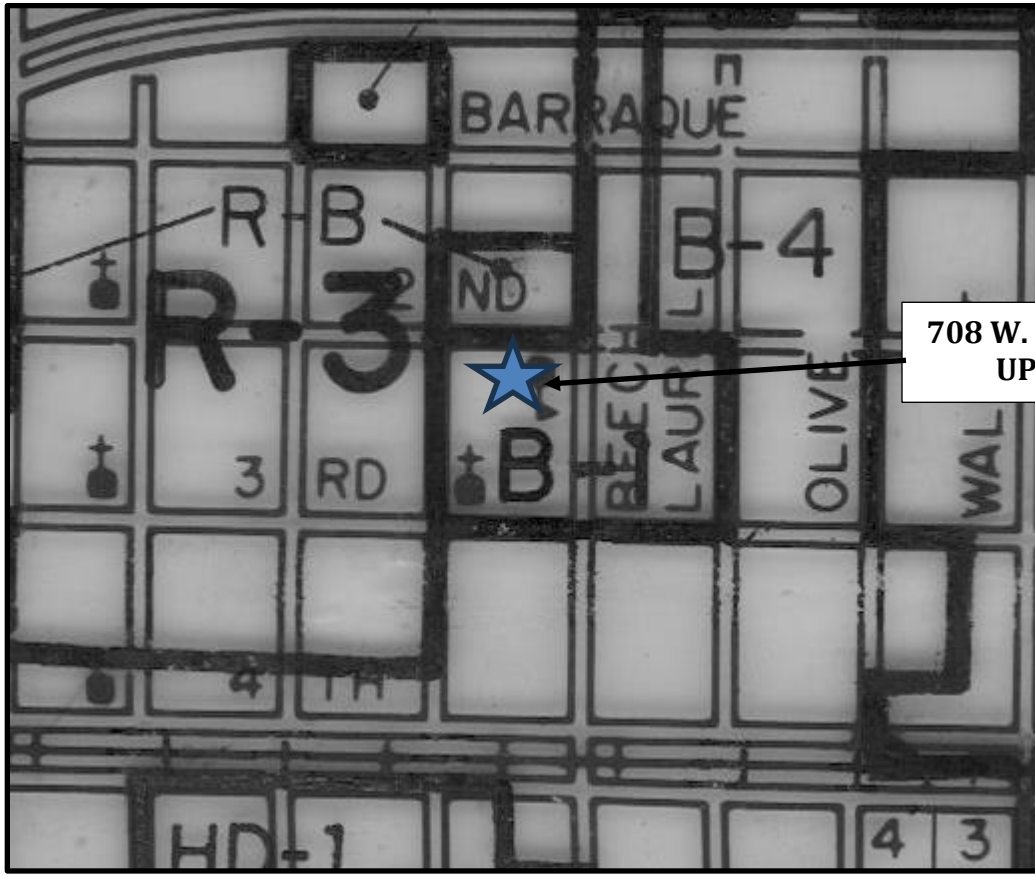
### **RECOMMENDATION**

Staff considered corresponding categories within the B-1 zone and federal laws regulating discrimination against persons with disabilities. It also considered the layout and construction of this facility with multiple rooms and restrooms having been an educational building since construction. With an already declining neighborhood another empty building would further exasperate the situation.

Staff recommends approval subject to Fire and Inspection approval as well as all State required documents being provided to the zoning official prior to opening.

UPOR

AGENDA ITEM #3  
708 W. 2<sup>ND</sup> AVENUE  
APRIL 30<sup>TH</sup>, 2024



Zoning Map

**UPOR**

**AGENDA ITEM #3  
708 W. 2<sup>ND</sup> AVENUE  
APRIL 30<sup>TH</sup>, 2024**



**Ownership map**

**UPOR**

**AGENDA ITEM #3  
708 W. 2<sup>ND</sup> AVENUE  
APRIL 30<sup>TH</sup>, 2024**



**Aerial Map**



**Front of 708 W. 2<sup>nd</sup>**



**West side entrance to 708 W. 2<sup>nd</sup> on Oak Street**



**Southeast side of 708 W. 2<sup>nd</sup> adjoining Trinity Episcopal Church**

**UPOR**

**AGENDA ITEM #3  
708 W. 2<sup>ND</sup> AVENUE  
APRIL 30<sup>TH</sup>, 2024**



**Parking lot & playground area east of 708 W. 2<sup>nd</sup>**



**Trinity Episcopal Church south of 708 W. 2<sup>nd</sup>**



**UPOR**

**AGENDA ITEM #3  
708 W. 2<sup>ND</sup> AVENUE  
APRIL 30<sup>TH</sup>, 2024**



Properties west of 708 W. 2<sup>nd</sup>



**UPOR**

**AGENDA ITEM #3  
708 W. 2<sup>ND</sup> AVENUE  
APRIL 30<sup>TH</sup>, 2024**



**Properties north of 708 W. 2nd**

Case No. 2024-424



# 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: Back To Life Treatment Center  
Treatment center for opioid use disorder & substance abuse disorder  
Property Location: (address or lot, block, or nearest intersection) 708 W 2nd St Pine Bluff  
Property/Parcel ID No. 930-70227-001 71

Size of Property (acres): 0.839 Current Zoning: \_\_\_\_\_ Ward: \_\_\_\_\_

**Applicant / Business Owner**  
Name: Samantha Johnson  
Address: 50 Third St  
Kingsland, AR 71652  
Telephone: 870-500-4642  
Email: godsgirl71652@gmail.com  
Fax: N/A

**Property Owner (Must be filled out if different)**  
Name: Trinity Episcopal Ch. Tr  
Address: 703 W. 3rd / PO Box 906  
Pine Bluff, AR. 71601  
Telephone: 870-534-3832  
Email: office@trinitychurchpb  
Fax: \_\_\_\_\_

Brief description of request: Rezone property for treatment center  
Does the property have restrictive covenants: \_\_\_\_\_ (If yes, attach a copy of covenants)?  
Are there any special licenses for your business? Yes (Explain) CARE, BHA, SA, TDA  
Has any zoning action /request been previously been made for this property: Yes - former school  
Additional information/comments: \_\_\_\_\_

S Johnson 03/29/2024  
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.)			
<u>X</u>	<u>Doug Dorris</u>	<u>3-29-24</u>	
Signature		Date	
Printed Name	<u>DOUG DORRIS</u>		
Owner	or Authorized Agent <input checked="" type="checkbox"/>		
	(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. 8<sup>th</sup> Avenue, Pine Bluff, AR 71601 telephone: (870)730-2020 fax: (870) 543-1854.

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

A former elementary school.

2. What is the proposed use you are requesting?

Treatment center for the use of substance abuse and opioid use disorders.

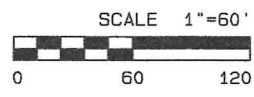
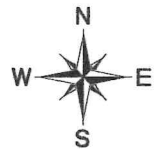
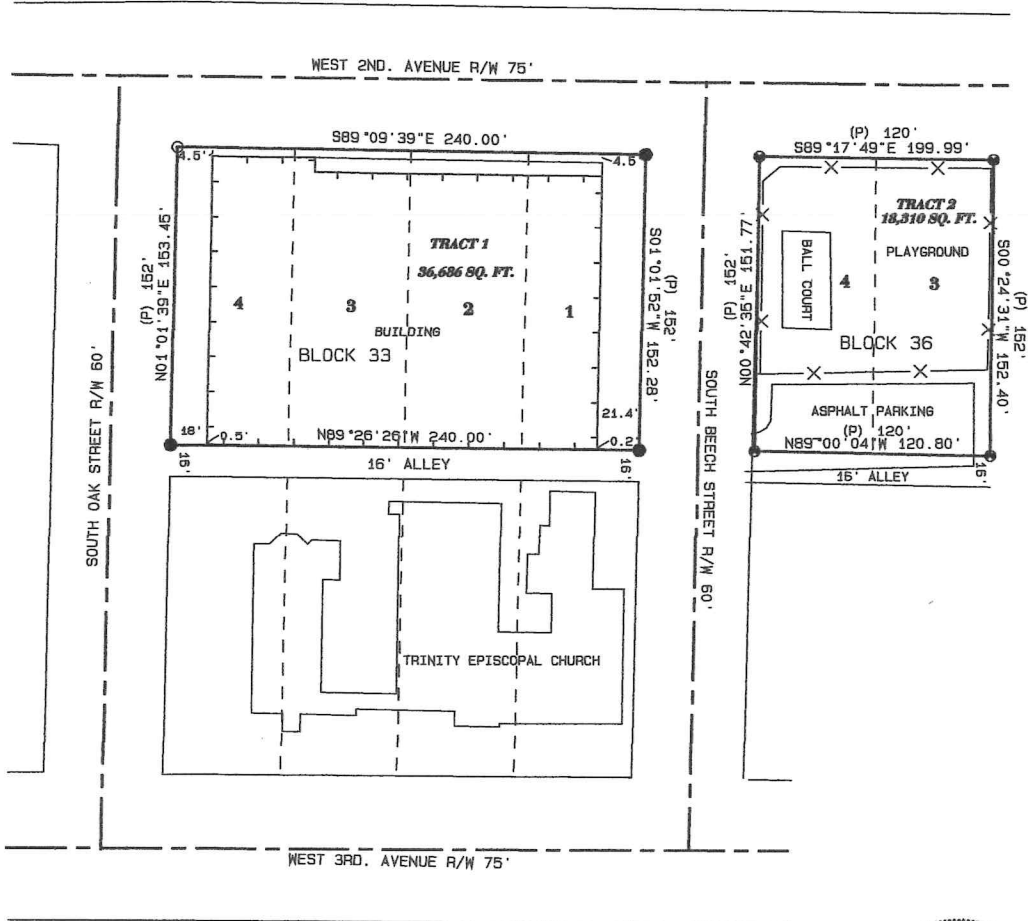
Write a narrative below explaining the reason for your request and describing the proposed use.

We need to rezone the former school into being zoned for a opioid & substance abuse treatment center. Back to Life Treatment Center is a 501C3 nonprofit organization. Our primary objective is to combat the opioid crisis and eliminate overdoses related to opioid use disorder. Our secondary objective is to enhance the overall quality of life in Jefferson County by treating all forms of substance use disorders. Our approach encompasses a comprehensive range of services including prevention, treatment, recovery support, and community outreach. Back to Life is committed to making a meaningful impact on the opioid crisis in Pine Bluff and it's County belonging to Jefferson County. Our efforts are guided by a dedication to fostering resilience, promoting wellness, and building a community where individuals can thrive free from the grips of addiction. With your support, Back to Life is poised to enact positive change, combat opioid use disorders, substance abuse disorders, and restore hope to those affected by this epidemic.

We will get clients who are on a voluntary basis to start with. We are going to try to get a contract with the court so we can have court ordered clients. Treatment stays will be for residential 30 days. Detox stays are three days. We will have licensed doctor, APRN, RN, LPN, Peer recovery specialist, Counselors, and a LCSW. We can hold 96 clients at a time.

**TRACT 1**  
**LEGAL DESCRIPTION:** Lots 1, 2, 3, and 4 in Block 33 of Woodruff's Addition, West and South to the City of Pine Bluff, Arkansas; same being located in the Southeast Quarter of the Southwest Quarter of Section 32, Township 6 South, Range 9 West of the 5th. P.M.

**TRACT 2**  
**LEGAL DESCRIPTION:** Lots 3 and 4 in Block 36 of Woodruff's Addition, West and South to the City of Pine Bluff, Arkansas; same being located in the Southeast Quarter of the Southwest Quarter of Section 32, Township 6 South, Range 9 West of the 5th. P.M.



Symbol	Description
○	fnd. 1" pipe
●	fnd. 3/8" rebar
●	set 1/2" rebar
—	building
—X—	fence
- - - -	lot line



Bearings based on Grid North as determined by GPS observation NAD 83 Arkansas South Zone.

I hereby certify that the hereon plat and described survey was completed by me or under my supervision to the best of my professional knowledge and ability.

**Christopher L. Hopson**  
 P.L.S. #1495

**FOR USE AND BENEFIT OF:**  
 Trinity Episcopal Church

Date: 03/38/2024  
 Job #: 231110A  
 Drawn By: C.L.H.  
 Checked By:  
 Sheet: 1/1  
 Scale:  
 Ref.: 231110

*Cleveland County Surveyor*  
**HOPSON SURVEYING**  
 8950 Highway 8  
 New Edinburg, AR 71660  
 Phone # 870-313-1995  
 Email: Hopsonsurveying@gmail.com

**Ownership Description**  
 Name: TRINITY EPISCOPAL CHURCH TRUST  
 708 W 2ND AVE  
 PINE BLUFF  
 Subd.: WOOD50 WOODRUFF ADD W & S  
 S-T-R: 32-05-09  
 T.D.: 031 3 PINE BLUFF  
 Location: 708 W 2ND AVE  
 Legal: BLK 33 LOTS 1-4

Type: ER Ex. Relig  
 Taxable: EX Exempt  
 Neigh: CDWNTN  
 Owner: 468948  
 Status: Tax Status: ER  
 Block: 033 Lot:  
 City: PINE BLUFF  
 Map:  
 Old PID: 930-70227-000

AR 71601  
 Acres: 0.839

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

Date	Amount	Purpose	Note
<b>Building Permit Record</b>			

Date	Book	Page/Inst#	Amount	Type	Grantee
3/28/2024	2024R-1949			RS	TRINITY EPISCOPAL CHURCH TRUST

Sub PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate Pri/Sec	O	Adj1	%	Adj2	%	Value	NC	HS
AC	0.839	0.839		.000	55000.00						46,145		
		0.000			0.00								

Assessment Summary													
Year	2024	20%	9,230										%
Land	46,150		9,230										
Bldgs													
Total	46,150		9,230										
Review Record													
Date	By	Reason	Land	Buildings	Total								
3/28/2024	CAM SP		46,150		46,150								
3/28/2024 REQUESTED SPLIT OUT OF 930-70227-000													

**Total: 46,150**

**RECOMMENDATION  
TO THE  
BOARD OF ZONING ADJUSTMENT**

---

**SUBJECT:** Use Permit on Review request to utilize cargo portions of U-Haul trucks as outdoor storage units thereby expanding storage capability at 4030 W. 25<sup>th</sup> Avenue in a B-3, Highway Commercial zone.

**APPLICANT:** U-Haul of Arkansas – Angela Cogar

**ZONING AND LAND USES:** B-3, Highway Commercial

<b>ZONING:</b>	North:	B-3, Hwy Commercial	<b>LAND USE:</b>	North:	Dollar General
	South:	B-1, Neighborhood Bus.		South:	Offices
	East:	R-1, Residential		East:	S.F. Residential / Church
	West:	B-3, Hwy Commercial		West:	Relyance Bank / Super 1

**History**

2015-8-25 - 4030 w. 25<sup>TH</sup> - UPOR – to allow living space in commercial bldg. - Approved

**REVIEW COMMENTS**

Applicant is requesting placement of approximately 160 cargo van bodies in the area depicted in the aerial on page 4. According to the statement supplied with the application the units will be anchored to the surface, trimmed, and faced out to give the appearance of site-built units. Their argument is that it is an economical and environmentally friendly way to utilize outdated van bodies.

The area is zoned B-3, Highway Commercial and mini-warehouses are a permitted use. This is brought before the planning commission today due to the unconventional way of developing the site. Although the units will take up existing parking spaces, Mini warehousing is rather void of an excessive number of parking spaces that were made available by the previous site use as a retail store. Ingress and egress exist with access to Camden Road, W. 25<sup>th</sup> and Orlando. The area under consideration has been used for U-Haul open and closed trailer parking as well as tractor trailer parking as shown in the photo on page 5.

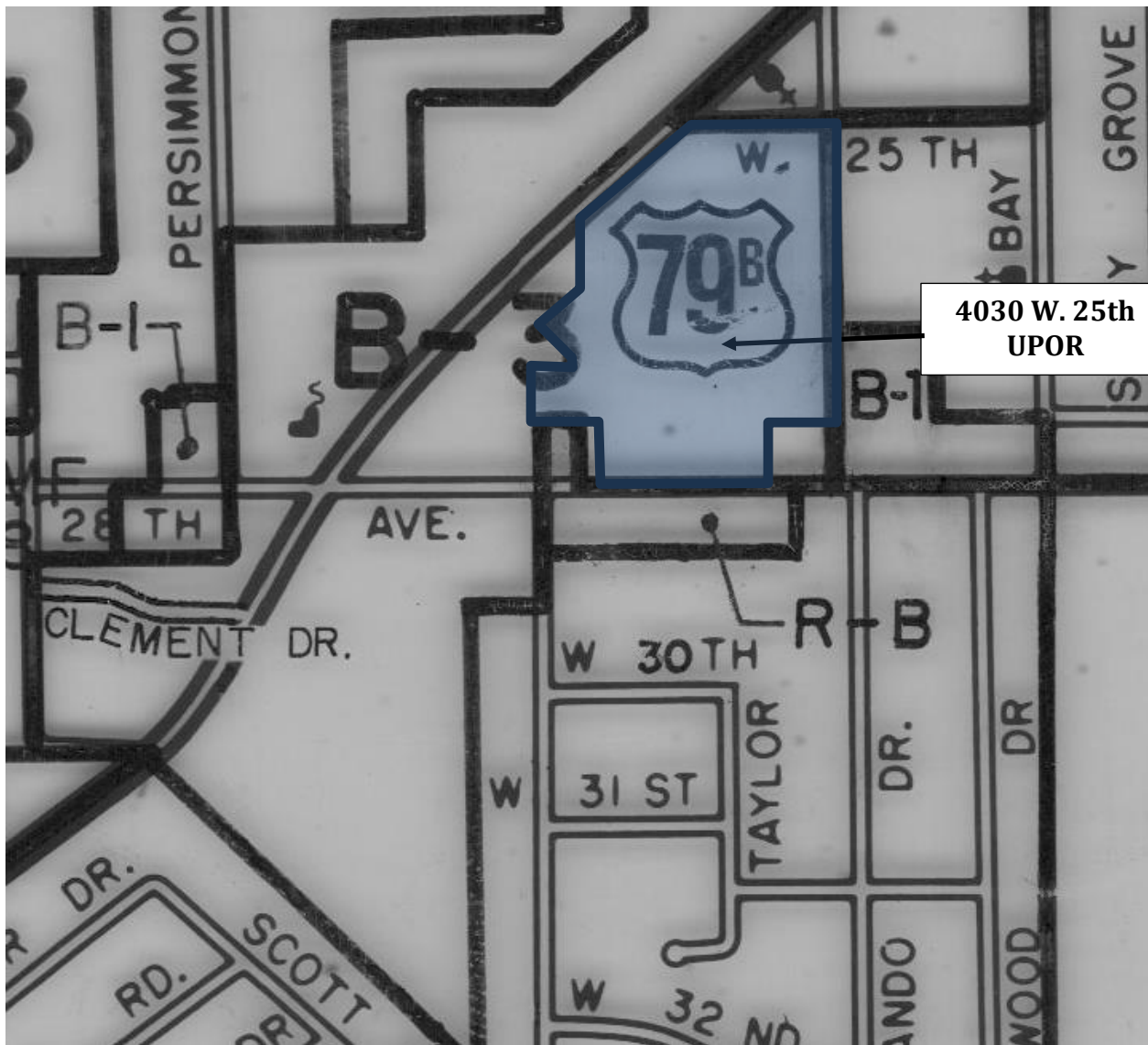
**RECOMMENDATION**



**UPOR**

**AGENDA ITEM #4  
4030 W. 25<sup>TH</sup> AVENUE  
APRIL 30<sup>TH</sup>, 2024**

Although unconventional in terms storage development staff is not opposed as long as the units are trimmed and finished in a professional manner such as shown in the applicant photos provided in their application (pages 14 & 15)



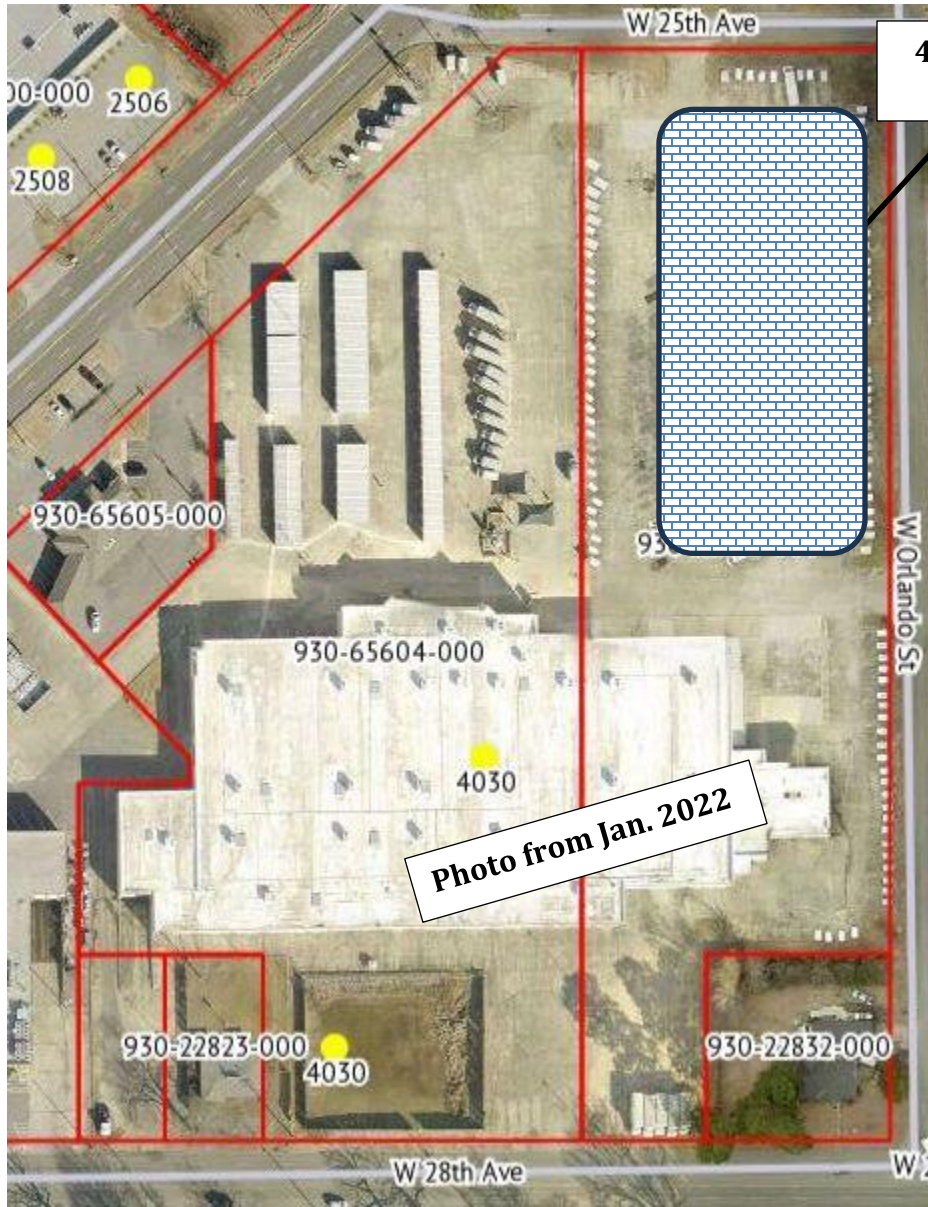
Zoning Map



Ownership map

**UPOR**

**AGENDA ITEM #4  
4030 W. 25<sup>TH</sup> AVENUE  
APRIL 30<sup>TH</sup>, 2024**



**Aerial Map**



U-Haul area across from existing residences on Orlando



**Front area pods**



**Front area pods**

**UPOR**

**AGENDA ITEM #4  
4030 W. 25<sup>TH</sup> AVENUE  
APRIL 30<sup>TH</sup>, 2024**



**Photo from east side**



**Photo from east side**

**UPOR**

**AGENDA ITEM #4  
4030 W. 25<sup>TH</sup> AVENUE  
APRIL 30<sup>TH</sup>, 2024**



**Property east of 4030 W. 25<sup>th</sup>**

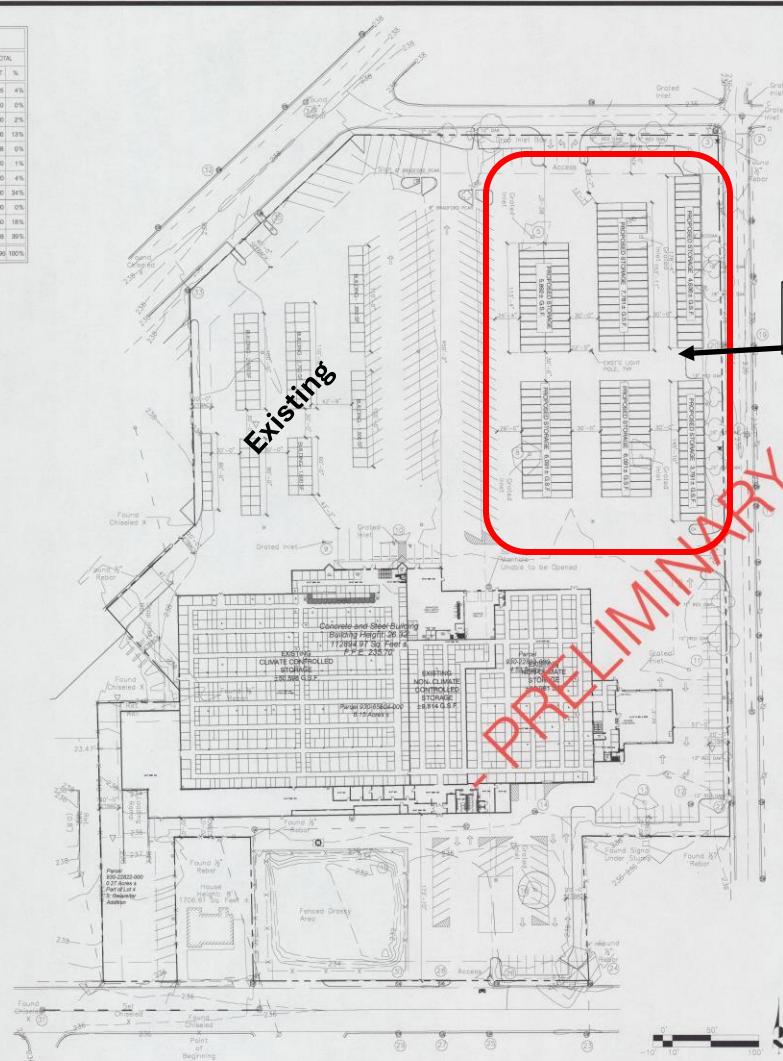


**Properties on south side along 28<sup>th</sup> Avenue**



LOADER SIZE	WHEELS	SINGLE	BUILDING A						BUILDING B - 17						SPAND TOTAL						
			TOTAL	SG FT.	%	INT	SG FT.	%	PHASE 1	SG FT.	%	TOTAL	SG FT.	%	MIN	SG FT.	%	TOTAL	SG FT.	%	
6 x 6	16	0	156	122	300	7%	18	40	6%	3	225	1%	148	375	0%	0	0	0%	146	370	4%
6 x 7	0	3	3	105	7%	0	0	0%	3	105	1%	6	210	0%	0	0	0%	6	210	0%	
6 x 8	0	32	32	1,440	2%	10	400	5%	5	200	1%	47	1,880	3%	0	0	0%	47	1,880	2%	
8 x 10	0	186	186	8,640	24%	48	2,400	31%	45	2,250	13%	292	15,100	20%	0	0	0%	292	15,100	13%	
8 x 8	0	0	0	0	0%	1	64	7%	1	64	0%	2	128	0%	0	0	0%	2	128	0%	
7 x 10	0	2	2	140	0%	0	0	0%	9	630	4%	11	770	1%	0	0	0%	11	770	1%	
8 x 12	0	36	36	2,880	8%	12	960	14%	6	480	3%	54	4,320	7%	0	0	0%	54	4,320	4%	
10 x 10	0	164	164	16,800	43%	22	2,200	30%	101	10,100	57%	292	28,200	43%	51	5,100	14%	343	34,300	34%	
10 x 13	0	0	0	0	0%	3	390	5%	0	0	0%	3	390	1%	0	0	0%	3	390	0%	
10 x 15	0	43	43	6,450	16%	4	600	8%	24	3,600	20%	71	10,650	17%	48	7,200	19%	119	17,850	18%	
7'6" x 26'	0	0	0	0	0%	0	0	0%	0	0	0%	0	0	0%	125	24,000	36%	125	24,000	31%	
TOTAL	16	251	576	39,416	100%	118	7,464	100%	253	17,664	100%	687	64,373	100%	224	37,228	100%	1,300	103,866	100%	

30 ADA SPACES PROVIDED  
160 WORKER STAGES 2 HIGH



U-HAUL OF PINE BLUFF  
PROJECT INFORMATION  
VICINITY MAP



Proposed units

HEIGHT:	28.52
ZONING:	IL - INDUSTRIAL
SETBACK:	REQUIRED: EXISTING:
FRONT:	20.27' 20.27'
REAR:	N/A 0'

GENERAL NOTES

NO.	DATE	DESCRIPTION
1	11/27/22	PROPOSED EXTERIOR STORAGE
2	11/27/22	PROPOSED EXTERIOR STORAGE
3	11/27/22	PROPOSED EXTERIOR STORAGE
4	11/27/22	PROPOSED EXTERIOR STORAGE
5	11/27/22	PROPOSED EXTERIOR STORAGE
6	11/27/22	PROPOSED EXTERIOR STORAGE
7	11/27/22	PROPOSED EXTERIOR STORAGE
8	11/27/22	PROPOSED EXTERIOR STORAGE
9	11/27/22	PROPOSED EXTERIOR STORAGE
10	11/27/22	PROPOSED EXTERIOR STORAGE

DATE	SCALE	BY	CHECKED
11/27/22	AS SHOWN	MM	MM
11/27/22	AS SHOWN	MM	MM
11/27/22	AS SHOWN	MM	MM
11/27/22	AS SHOWN	MM	MM
11/27/22	AS SHOWN	MM	MM
11/27/22	AS SHOWN	MM	MM
11/27/22	AS SHOWN	MM	MM
11/27/22	AS SHOWN	MM	MM
11/27/22	AS SHOWN	MM	MM
11/27/22	AS SHOWN	MM	MM

PROFESSIONAL SEAL

ARCHITECT LOGO

AMERCO REAL ESTATE COMPANY

CONSTRUCTION WARRANT  
2701 NORTH CENTRAL AVENUE  
BROOK ARDEN, AR 71603

P: (502) 263-4502  
F: (502) 277-1028

SITE ADDRESS:  
U-HAUL OF PINE BLUFF  
4030 W 25TH AVE  
PINE BLUFF, AR 71603

SHEET CONTENTS

SITE PLAN

742028

DRAWN: MM  
CHECKED: MM  
DATE: 10/27/2023  
742028.A11.DWG

SP-1

OVERALL SITE PLAN

SCALE: 1"=50'-0"

Case No. 2024-429



# 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: U-Haul Co. of Arkansas

Business Location: (address or lot, block, or nearest intersection) 4030 W. 25<sup>th</sup> Ave  
Pine Bluff, AR 71603 Property/Parcel ID No. 930-65604-000  
Size of Property (acres): 11 Current Zoning: B-3 Ward: PB 3

<b>Applicant / Business Owner</b>	<b>Property Owner (Must be filled out if different)</b>
Name: <u>U-Haul Co. of Arkansas</u>	Name: <u>(same)</u>
Address: <u>4809 W. 65<sup>th</sup> St.</u> <u>Little Rock, AR 72209</u>	Address: _____
Telephone: <u>(501) 606-1378</u>	Telephone: _____
Email: <u>angela_cogar@uhaul.com</u>	Email: _____
Fax: <u>(501) 569-5019</u>	Fax: _____

Who will run the business? U-Haul Team Members Number of employees: 10  
Number of off-street parking spaces required: NONE Number provided: \_\_\_\_\_  
Are there any special licenses for your business? NO (explain) \_\_\_\_\_  
Will you require a sign? No additional signs

Angela Cogar 4-1-24  
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>Angela Cogar</u>	<u>4-1-24</u>	Signature	Date
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. 8<sup>th</sup> Avenue, Pine Bluff, AR 71611 Tel: (870)730-2020 fax: (870) 730-2170.*

YOUR APPLICATION WILL NOT BE ACCEPTED WITHOUT A DRAWING OF THE PROPERTY

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

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

B-3 Self-storage

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

No change to zone. Add additional self-storage.

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

Our primary purpose is to update the site plan (on file) of 4030 W. 25<sup>th</sup> Avenue. Currently we have a dedicated covered/uncovered storage space for boats/RVs. We are requesting to change that footprint to additional outdoor self-storage.

The additional outdoor self-storage will be derived from the van body (cargo area) parts of U-haul moving trucks. We will be able to add approximately 160 outdoor storage units, which in turn continues to serve the community by offering clean, dry, and secure self-storage.

Two van bodies are placed on the ground, in a back-to-back configuration. This is accomplished by use of an on-site, dedicated forklift as each van body is trailered to the location. [Trailer is a normal-sized 24' trailer.]  
When two van bodies are staged,

They are trimmed in metal and tied in to the parking pad. This method is the most economically and ecologically friendly. Once initiated, overall time until completion is approximately three to four months.

By offering this type of self-storage, we become more efficient in several areas. The re-purposing of existing materials continues our dedication to environmental concerns. It also provides another avenue for socially responsible practices, while expanding our shared economic cooperation with the City of Pine Bluff.

Clean, dry, and secure self-storage in the form of re-purposed van bodies, will continually provide U-Haul Co. of Arkansas the opportunity to partner with, and serve, the residents of Pine Bluff and surrounding communities.





**Ownership Description** **Assessment Summary**

**Name:** AREC 32 LLC  
 2727 N CENTRAL AVE  
 PHOENIX AZ 85004  
**Subd.:** GEIS40 GEISREITERS E1/2 NE 18-6 S-09 W  
**S-T-R:** 18-06-09 **Acres:** 4.534  
**T.D.:** 241 24 WATSON CHAPEL  
**Location:** 4030 W 25TH AVE  
**Legal:** LOT 6 EXC S 150 FT OF E 150 FT THEREOF

**Type:** CV C.Vacant  
**Taxable:** N Notallow  
**Neigh:** CPBSEC  
**Owner:** 417172  
**Status:** **Tax Status:**  
**Block:** **Lot:** 006  
**City:** PINE BLUFF  
**Map:**  
**Old PID:**

Year	2023	20%	2018	20%
<b>Land</b>	116,300	23,260	191,250	38,250
<b>Bldgs</b>				
<b>Total</b>	116,300	23,260	191,250	38,250

**Review Record**

Date	By	Reason	Land	Buildings	Total
6/26/2023	KGB	RV	116,300		116,300
9/25/2018	SDH	RA	191,250		191,250
PER ACD REVALUE COMMERCIAL					
6/29/2018	SDH	RA	39,500		39,500
7/1/2013	SDH	RA	39,500		39,500
7/1/2009	SDH	RV	39,500		39,500
6/25/2008	RCP	RA	39,500		39,500

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
7/6/2005			7/6/05 RCP ADJUST VALUE 2005

**Ownership Record**

Date	Book	Page/Inst#	Amount	Type	Grantee
3/6/2019	1016-546			WD	AREC 32 LLC
5/6/2014	941-268		1,050,000	WD	AMERCO REAL ESTATE COMPANY
2/7/2005	794-559 & 563		560,000	SW	Y & S PINE BLUFF LLC
3/10/1992	615-327				WAL-MART STORES INC

**Land Record**

Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1 %	Adj2 %	Value	NC	HS
SF		197500.000	43560.000		.000		1.10			0	116,322		
			153940.000				0.60				197500 SQ FT		

Ownership Description				Assessment Summary					
<b>Name:</b> AREC 32 LLC		<b>Type:</b> CV C.Vacant		<b>Year</b>	2023	20%	2018	20%	
2727 N CENTRAL AVE		<b>Taxable:</b> N Notallow		<b>Land</b>	3,200	640	9,550	1,910	
PHOENIX AZ 85004		<b>Neigh:</b> CPBSEC		<b>Bldgs</b>					
<b>Subd.:</b> GEIS40 GEISREITERS E1/2 NE 18-6 S-09 W		<b>Owner:</b> 417172		<b>Total</b>	3,200	640	9,550	1,910	
<b>S-T-R:</b> 18-06-09		<b>Acres:</b> 0.265		<b>Review Record</b>					
<b>T.D.:</b> 241 24 WATSON CHAPEL		<b>Status:</b>		<b>Date</b>	<b>By</b>	<b>Reason</b>	<b>Land</b>	<b>Buildings</b>	<b>Total</b>
<b>Location:</b> W 28TH AVE		<b>Block:</b>		6/26/2023	KGB	RV	3,200		3,200
<b>Legal:</b> W 77 FT OF E 156.66 FT OF S 150 FT LOT 4		<b>Map:</b>		9/25/2018	SDH	RA	9,550		9,550
		<b>Old PID:</b>		PER ACD REVALUE COMMERCIAL					

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	6/29/2018	SDH	RA	5,800	5,800
<input type="checkbox"/> Static	<input type="checkbox"/> Asphalt	<input type="checkbox"/> No Sewer	<input type="checkbox"/> Low	<input type="checkbox"/> Good	7/1/2013	SDH	RA	5,800	5,800
<input type="checkbox"/> Declining	<input type="checkbox"/> ChatSeal	<input type="checkbox"/> No Gas	<input type="checkbox"/> Rough	<input type="checkbox"/> Average	7/1/2009	SDH	RV	5,800	5,800
<input type="checkbox"/> New	<input type="checkbox"/> Gravel	<input type="checkbox"/> No Electric	<input type="checkbox"/> Flat	<input type="checkbox"/> Poor	6/25/2008	RCP	RA	5,800	5,800
<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
2/27/2013	2,000	AN Add AltN	6/2/14 LT NOT FOR THIS PARCEL
7/6/2005			7/6/05 RCP ADJUST VALUE 2005

Ownership Record					
Date	Book	Page/Inst#	Amount	Type	Grantee
3/6/2019	1016-546			WD	AREC 32 LLC
5/6/2014	941-268		1,050,000	WD	AMERCO REAL ESTATE COMPANY
2/7/2005	794-559 & 563		560,000	SW	Y & S PINE BLUFF LLC
6/5/1984	538-153				WAL-MART PROPERTIES INC

Land Record													
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1 %	Adj2 %	Value	NC	HS
	SF	11550.000	11550.000			.000		1.10	O	-75	3,176		
			0.000					0.00			77X 150		



Ownership Description	Assessment Summary																																																																		
<b>Name:</b> AREC 32 LLC 2727 N CENTRAL AVE PHOENIX AZ 85004 <b>Subd.:</b> WALM50 WAL-MART & P B NATL BANK ADD <b>S-T-R:</b> 18-06-09 <b>Acres:</b> 6.086 <b>T.D.:</b> 241 24 WATSON CHAPEL <b>Location:</b> 4030 W 25TH AVE <b>Legal:</b> LOT 1	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td><b>Type:</b> C/ C.Impr</td> <td><b>Year</b> 2023 20%</td> <td>2018 20 %</td> </tr> <tr> <td><b>Taxable:</b> N Notallow</td> <td><b>Land</b> 156,900 31,380</td> <td>241,950 48,390</td> </tr> <tr> <td><b>Neigh:</b> CPBSEC</td> <td><b>Bldgs</b> 1,962,300 392,460</td> <td>1,351,550 270,310</td> </tr> <tr> <td><b>Owner:</b> 417172</td> <td><b>Total</b> 2,119,200 423,840</td> <td>1,593,500 318,700</td> </tr> </table>	<b>Type:</b> C/ C.Impr	<b>Year</b> 2023 20%	2018 20 %	<b>Taxable:</b> N Notallow	<b>Land</b> 156,900 31,380	241,950 48,390	<b>Neigh:</b> CPBSEC	<b>Bldgs</b> 1,962,300 392,460	1,351,550 270,310	<b>Owner:</b> 417172	<b>Total</b> 2,119,200 423,840	1,593,500 318,700																																																						
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<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
6/20/2018			6/20/18 LT BLDG 5 HAD 0 VALU IN ERROR,, CORRECTED
7/19/2016			7/19/2016 LRW PER SDH CONVERSATION WITH MR,
4/5/2017			3/9/2017 LRW TW UHAUL MANAGER, THEY DID GET

Ownership Record				
Date	Book	Page/Inst#	Amount	Type Grantee
3/6/2019	1016-546			WD AREC 32 LLC
5/6/2014	941-268		1,050,000	WD AMERCO REAL ESTATE COMPANY
2/7/2005	794-559 & 563		560,000	SW Y & S PINE BLUFF LLC
7/1/2002	751-574		900,000	WD WAL-MART REALTY CO

Land Record													
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1 %	Adj2 %	Value	NC	HS
	SF	265106.000	43560.000		.000		1.10			0	156,886		
			221546.000				0.60				6.08 AC		

PINE BLUFF SUBSWALM50\930-65604-000-01-



**Rezoning**

**AGENDA ITEM #5  
6420 SHERIDAN ROAD  
APRIL 30<sup>TH</sup>, 2024**

**RECOMMENDATION  
TO THE  
PINE BLUFF PLANNING COMMISSION**

**SUBJECT:** Rezoning request by Ken Bhatti dba Ace General Contractors to rezone approximately 1.5 acres from R-1, Residential to RMF-21, Residential Multifamily. The property is located at 6420 Sheridan Road and extends south toward White Oak Cove.

**APPLICANT:** Ken Bhatti dba Ace General Contractors

**ZONING AND LAND USES:** R-1, Residential

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**

2017-7-25	7002 Sheridan Rd	Rezone R-1 to B-3	Approved
2019-11-26	6703-6707-6711 Sheridan Rd	Rezone R-1 to B-3	Approved
2020-10-27	6802 Sheridan Rd	Rezone R-1 to B-1	Approved
2021-1-26	6816-6908 Sheridan Rd	Rezone R-1 to B-1	Approved
2021-10-26	6806-6810 Sheridan Rd	Rezone R-1 to B-1	Approved

**REVIEW COMMENTS**

Applicant is requesting a rezoning of approximately 1.56 acres from R-1 Residential to Residential Multifamily 21 which allows up to 21 units per acres. The adjoining property to the north, west and south are similarly zoned R-1. The property to the east is zoned Residential Multifamily 18.

The property fronts on Sheridan Road with a portion adjoining Oxford Drive to the west. The majority of properties on the south side of Sheridan Road were built pre 1970 and are single family residential while the properties on the north side of Sheridan Road in this vicinity were built in the late 1980s and are single family as well. The single-family housing subdivision to the south was developed in the mid-1970s. Immediately to the east, although zoned RMF-18 sits a single-family residence. Several duplexes are located south of that single family residence but do not adjoin this parcel and are accessed directly of Sidney Street.

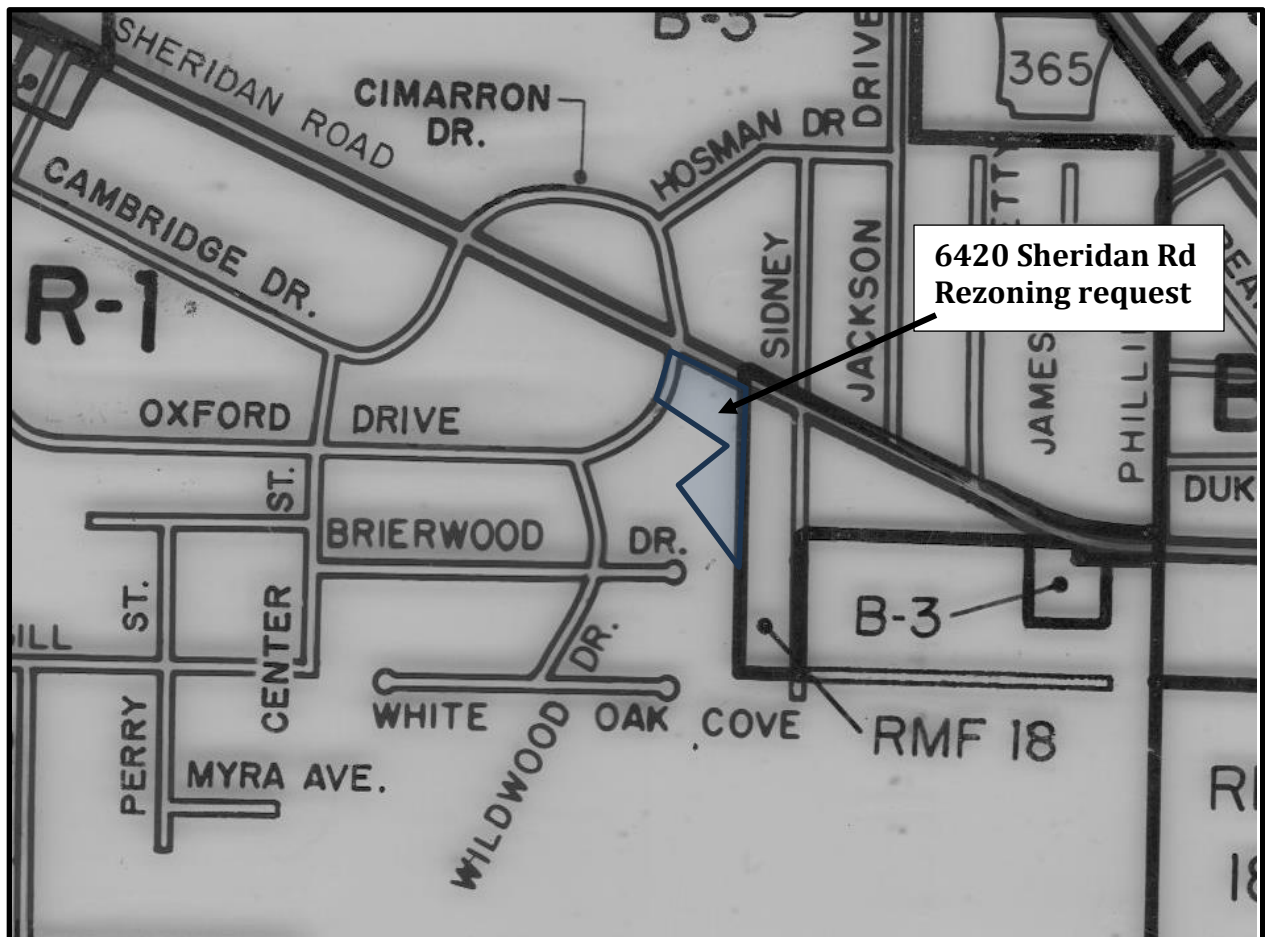
## Rezoning

AGENDA ITEM #5  
6420 SHERIDAN ROAD  
APRIL 30<sup>TH</sup>, 2024

The Comprehensive Plan does not specifically address this neighborhood as a focus area primarily due to its proximity to an existing 4-lane highway. As most are aware, the area along Sheridan Road from Dollarway Road west to Sandy Acres is being expanded to 5-lanes with curb, gutter, and sidewalks. The Plan identifies this area as low density residential with commercial development in the area around Edward Street and Jefferson Parkway.

### RECOMMENDATION

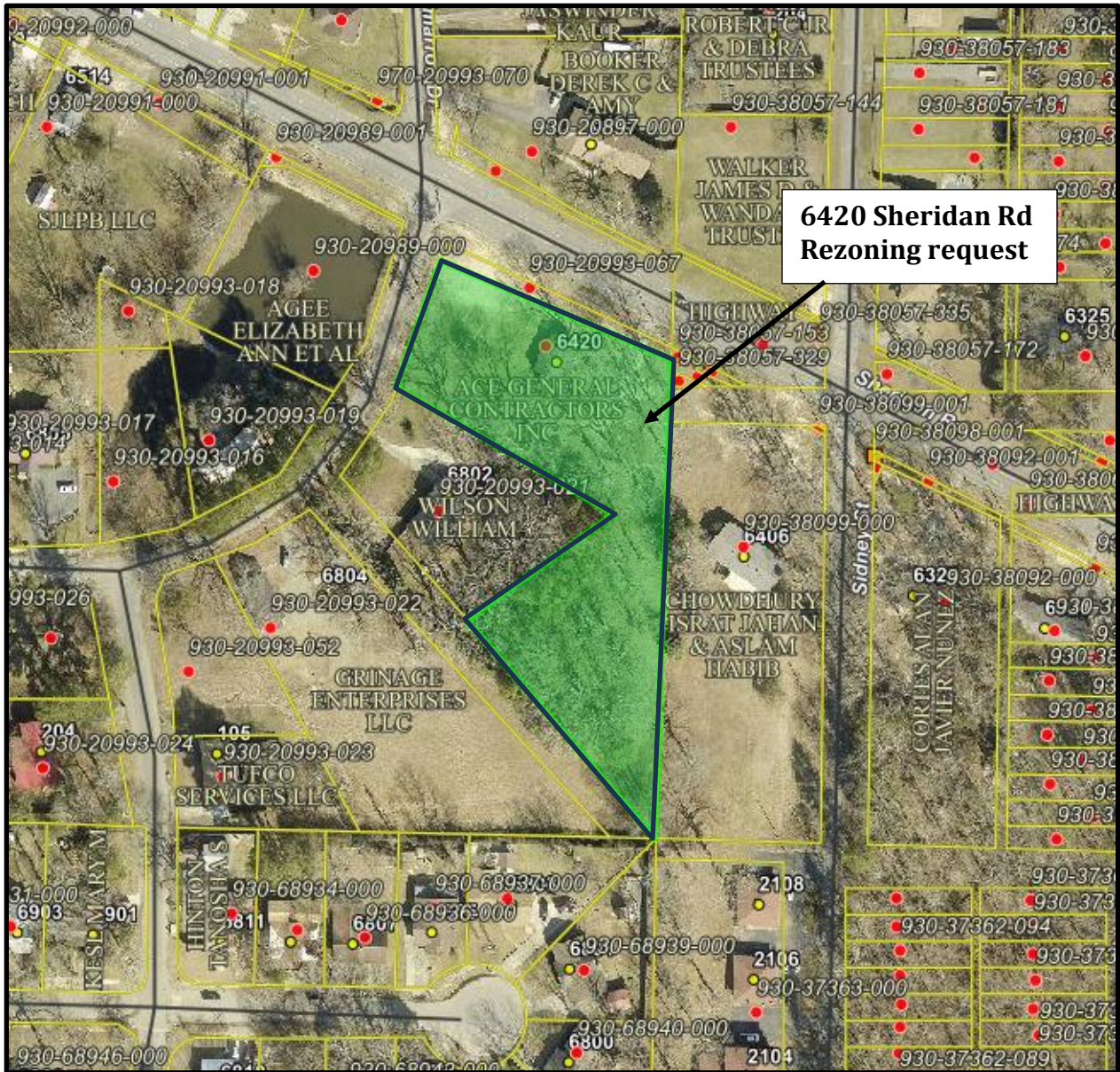
Based on the future land use plan designation as low density residential, the proximity of adjoining stable single-family residences and the irregular lot layout planning staff does not recommend approval.



Zoning map

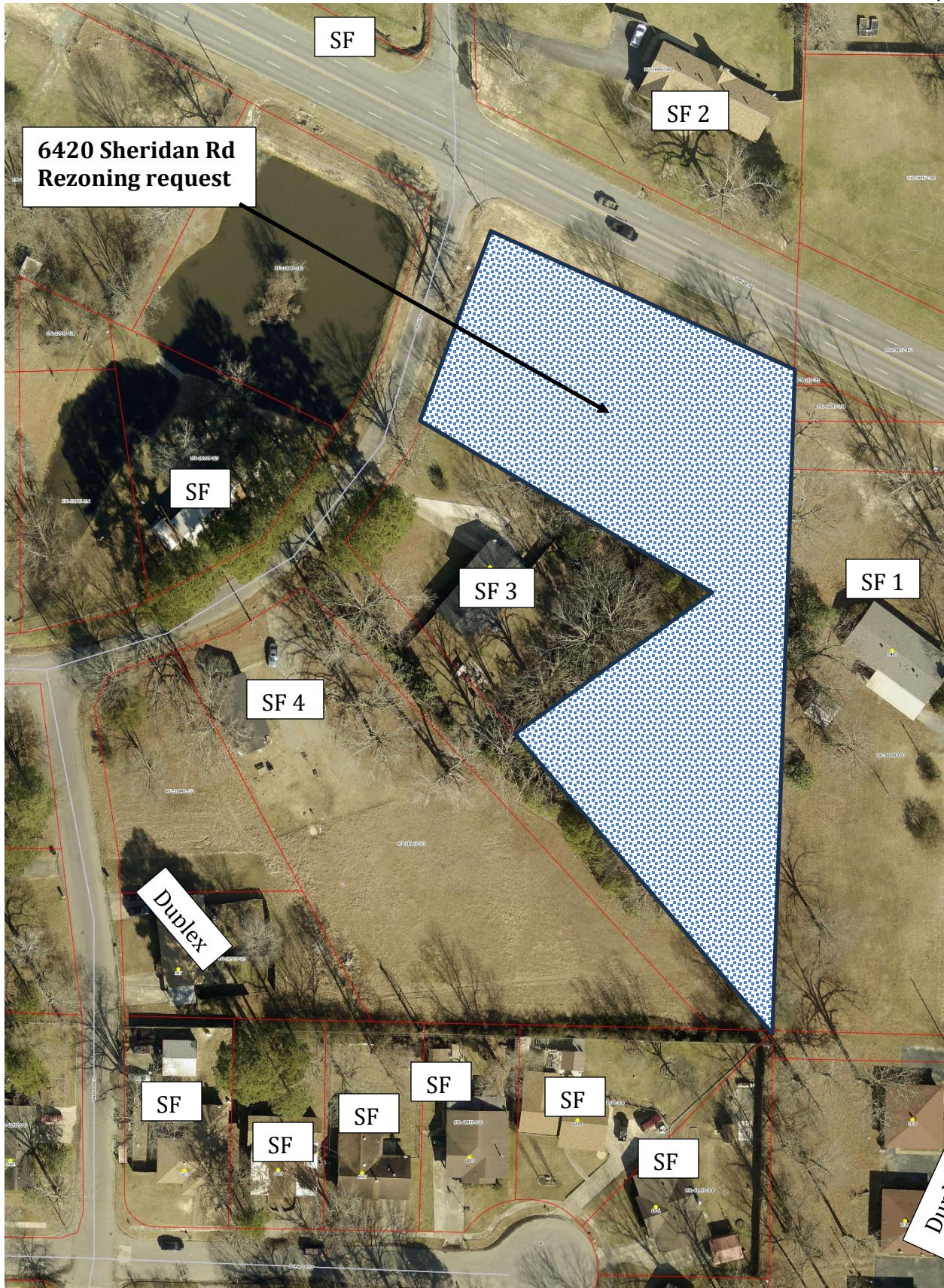
# Rezoning

# AGENDA ITEM #5 6420 SHERIDAN ROAD APRIL 30<sup>TH</sup>, 2024



Rezoning

AGENDA ITEM #5  
6420 SHERIDAN ROAD  
APRIL 30<sup>TH</sup>, 2024



**Rezoning**

**AGENDA ITEM #5  
6420 SHERIDAN ROAD  
APRIL 30<sup>TH</sup>, 2024**



Residence adjoining site to east



Single family across Sheridan Road

**Rezoning**

**AGENDA ITEM #5  
6420 SHERIDAN ROAD  
APRIL 30<sup>TH</sup>, 2024**



Residence directly adjoining property to south



Property adjoining southwest portion of rezoning request

**Rezoning**

**AGENDA ITEM #5  
6420 SHERIDAN ROAD  
APRIL 30<sup>TH</sup>, 2024**



View of south side of subject property



Lone duplex on Brierwood



**Rezoning**

**AGENDA ITEM #5  
6420 SHERIDAN ROAD  
APRIL 30<sup>TH</sup>, 2024**



View of south side of subject property looking north



Single family across Sheridan Road

**Rezoning**

**AGENDA ITEM #5  
6420 SHERIDAN ROAD  
APRIL 30<sup>TH</sup>, 2024**



Pond west of 6420 Sheridan Road

**Rezoning**

**AGENDA ITEM #5  
6420 SHERIDAN ROAD  
APRIL 30<sup>TH</sup>, 2024**

Case No. 2024-40



# 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: ACE GENERAL CONTRACTORS

Property Location: (address or lot, block, or nearest intersection) \_\_\_\_\_

6420 SHRIDAXI ROAD Property/Parcel ID No. \_\_\_\_\_

Size of Property (acres): 1.54 ACRES Current Zoning: R-1 Ward: 4

### Applicant / Business Owner

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

Name: KHAQAN (KEJI) BHATTI

Name: \_\_\_\_\_

Address: 12 SIENNA LAKE COURT  
LITTLE ROCK, AR 72210

Address: \_\_\_\_\_

Telephone: 870-413-1402

Telephone: \_\_\_\_\_

Email: KBHATTI@YAHOO.COM

Email: \_\_\_\_\_

Fax: \_\_\_\_\_

Fax: \_\_\_\_\_

Brief description of request: TO BUILD APARTMENTS - RMF-21

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

Are there any special licenses for your business? YES (Explain) BUILDER, COM, RES

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

Additional information/comments: \_\_\_\_\_

Khaqan Bhatti  
Applicant / Business Owner Signature

3/26/24  
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.)

Khaqan Bhatti 3/28/24  
Signature Date

\_\_\_\_\_  
Signature Date

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. 8<sup>th</sup> Avenue, Pine Bluff, AR 71601 telephone: (870)730-2020 fax: (870) 543-1854.

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 1- and 2-bedroom units  
site on a 1.5 acre

# 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

**RECOMMENDATION  
 TO THE  
 PINE BLUFF PLANNING COMMISSION**

**SUBJECT:** Use Permit on Review Request (UPOR) to establish an artesian and farmers market at 301 S. Pine Street in the B-5, Central Business District.

**APPLICANT:** Trudy Redus, Parks and Recreation Department

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

<b>ZONING:</b>	North:	B-5, Central Business Dis.	<b>LAND USE:</b>	North:	Saenger Theater / 3 <sup>rd</sup> Ave. Park
	South:	B-5, Central Business Dis.		South:	Vacant
	East:	B-5, Central Business Dis.		East:	Buildings – All appear vacant
	West:	B-5, Central Business Dis.		West:	Vacant

**History**

- |   |                  |
|---|------------------|
| 208 S. Main – UPOR – Lounge                             | Approved 4-26-22 |
| 200 Blk W. 3 <sup>rd</sup> - UPOR – Housing development | Approved 3-29-22 |
| 201 S. Main - UPOR – Entertainment Bar                  | Approved 2-22-22 |
| 224 S. Main - UPOR – Lounge                             | Approved 1-25-22 |
| 201-209 S Main – UPOR – Winery & Restaurant             | Approved 9-27-19 |
| 201 S. Main - UPOR – Bar Hot Rods                       | Approved 1-30-18 |

**REVIEW COMMENTS**

This request is to allow the Farmers Market currently located at Saracen Landing to relocate to the vacant lot at 301 S. Pine Street. The B-5 District does not list Farmers Markets as a permitted use; however, since this is being pursued by the Parks and Recreation Department in coordination with the Economic and Community Development Department it can be considered as a UPOR under governmental use. The B-5 also lists Park and Recreation facilities as a Use Permit on Review.

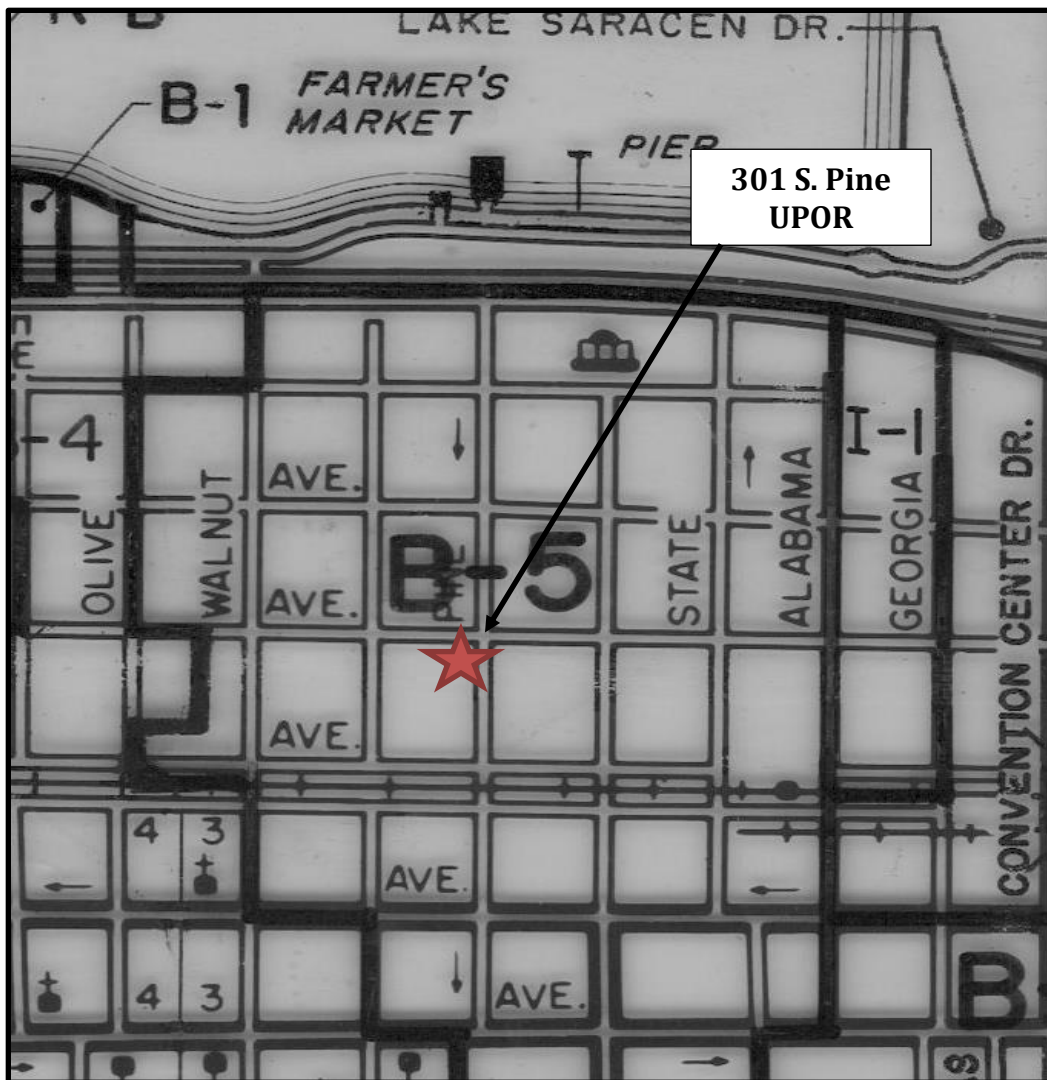
The area is a vacant parking lot on the southeast corner of 3<sup>rd</sup> and Pine. To the north is a vacant lot leading up to the Old Saeger Theater. Northwest is the Reynolds Building and due west is vacant property that was approved for housing development in March of 2022. No development has taken place, and

the large lot remains vacant. The property south is vacant, and east are the back side of several vacant commercial buildings that face Main Street. The B-5 district requires no off-street parking to be provided. W. 3<sup>rd</sup> Street is a wide road with two-way traffic while Pine Street is a two-lane one-way street with vehicle flow from north to south.

On the applicant's drawing they indicate traffic flow entering off of W. 3<sup>rd</sup> circulating and then exiting to Pine.

**RECOMMENDATION**

Other than the fact that the location is off the beaten path, planning staff sees no issues with locating at this site and hopes it will attract people to the downtown area. Staff recommends approval.



**Zoning Map**





Ownership Map



Aerial Map



**301 Pine looking south across lot**



**Lot west across Pine Street**



**Lot north across 3<sup>rd</sup> Avenue (Back side of Saenger Theater)**



**Lot northeast across 3<sup>rd</sup> Avenue**



**Lot northwest (Reynolds Building**



**View north toward lot from W. 4<sup>th</sup> Avenue**



# 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: The Marketplace - A FARMES + ARTESIAN Market  
CITY OF PINE BLUFF / PARKS + RECREATION

Business Location: (address or lot, block, or nearest intersection) Third + Pine Street

Property/Parcel ID No. 930-48494-000

Size of Property (acres): \_\_\_\_\_ Current Zoning: \_\_\_\_\_ Ward: \_\_\_\_\_

**Applicant / Business Owner**

Name: PARKS + RECREATION  
Address: 200 Lake Saracen Dr.  
Pine Bluff, AR 71601  
Telephone: (870) 730-7000  
Email: TREDUSA@CITYOFPINEBLUFF-AR.GOV  
Fax: \_\_\_\_\_

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

Name: CITY OF PINE BLUFF  
Address: 200 E. Eighth Ave.  
Pine Bluff, AR 71601  
Telephone: \_\_\_\_\_  
Email: \_\_\_\_\_  
Fax: \_\_\_\_\_

Who will run the business? \_\_\_\_\_ Number of employees: \_\_\_\_\_  
Number of off-street parking spaces required: \_\_\_\_\_ Number provided: \_\_\_\_\_  
Are there any special licenses for your business? \_\_\_\_\_ (explain) \_\_\_\_\_  
Will you require a sign? \_\_\_\_\_

Parks and Recreation / Andy Redus, Director April 10, 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)	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. 8<sup>th</sup> Avenue, Pine Bluff, AR 71611 Tel: (870)730-2020 fax: (870) 730-2170.*

**YOUR APPLICATION WILL NOT BE ACCEPTED WITHOUT A DRAWING OF THE PROPERTY**







A series of horizontal lines for writing, consisting of 28 lines. The lines are evenly spaced and extend across most of the page width.

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

The property is currently an abandoned parking lot directly behind former retail shops (*Looking Good, Looking Better, etc.*) on main street.

2. What is the proposed use you are requesting?

The proposed new/additional use will include relocating the existing farmers market at Saracen Landing and expanding it into a farmers and artesian market.

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

After a 1998 visit to the farmers markets of Europe, local foods pioneer Abby Mandel returned home to Chicago determined to create a similarly sustainable market in her own city. Chicago's Green City Market began as a small startup with nine local farmers.

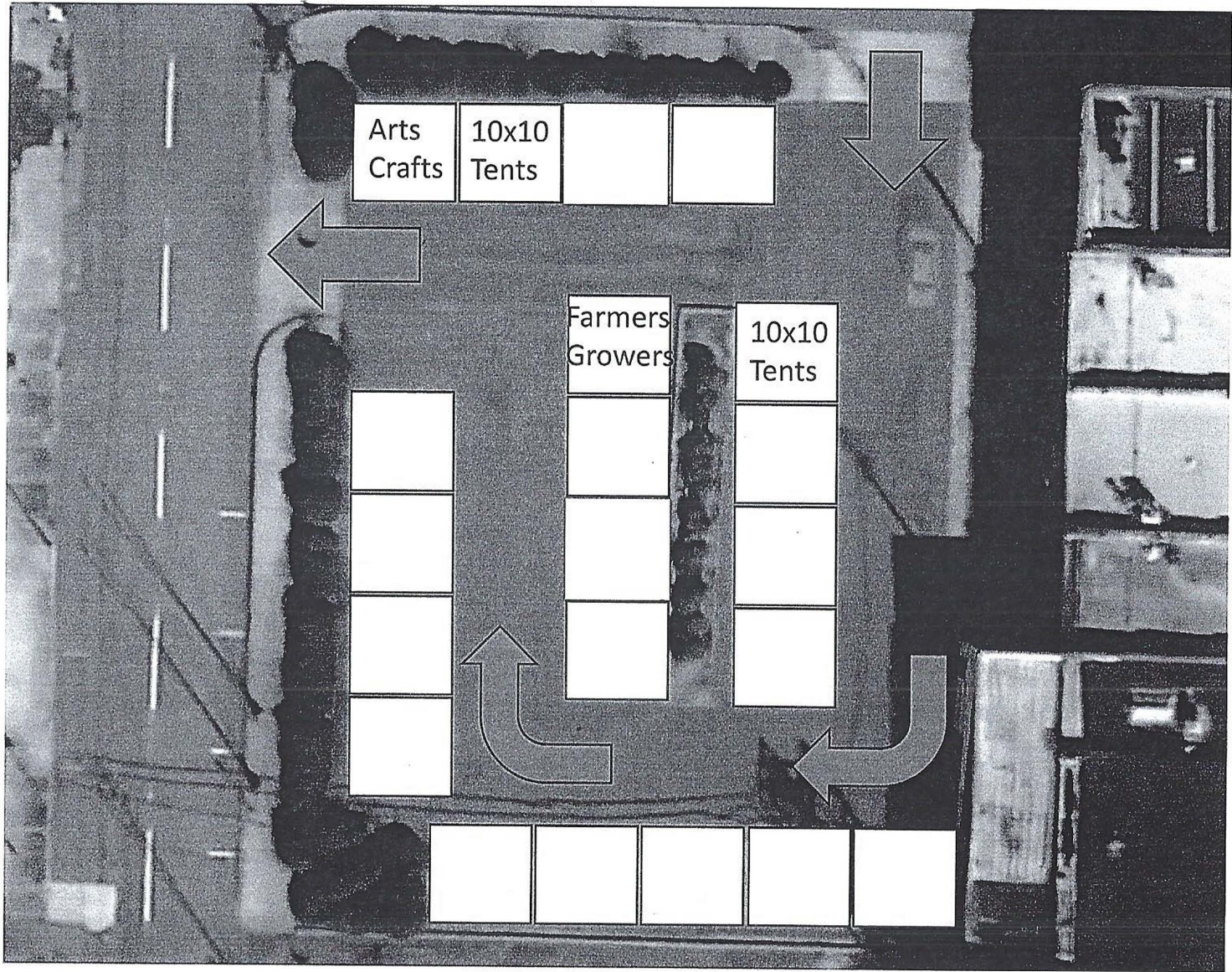
Together with Economic and Community Development; Parks and Recreation would like to replicate this model in Pine Bluff by relocating and reimagining the Farmer's Market at Saracen Landing into *The Market Place: A Farmers and Artesian Market in Old Town Pine Bluff*.

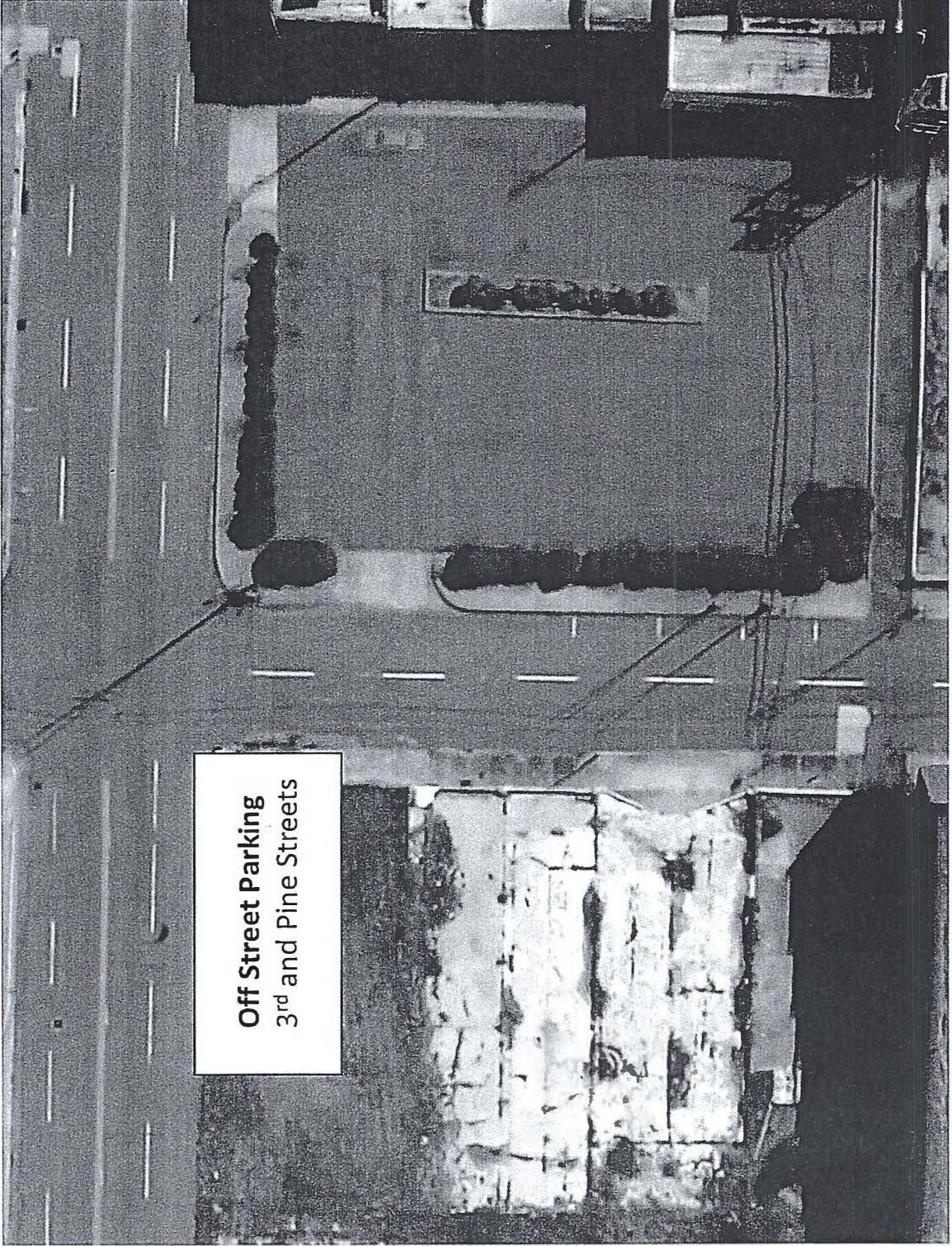
In 2004, Jeanne Nolan had just returned to the Chicago area after seventeen years living and working on organic communal farms. Looking to get involved with the sustainable foods movement that had grown in her absence, Jeanne took up a GCM position as Abby's assistant.

Green City Market was Abby's brainchild and began as a small startup in 1999 with nine local farmers in the crosswalk next to the Chicago Theatre. After visiting sustainable farmers' markets in Europe, Abby returned to Chicago determined to create a similar type of marketplace.

Most farmers markets are "green" in concept — you're likely buying products directly from farmers and artisans, as opposed to them sending their wares to the store — but few take it as seriously as Green City Market. This unique market offers local, sustainable foodstuffs from purveyors that are heavily vetted before being allowed in. The result is fresh, delicious food that you can feel good about eating.

Today, Chicago's Green City Market (GCM) is the city's largest year-round all-local farmers market with a mission of providing a marketplace that educates, promotes, and connects farmers and local producers directly to chefs, restaurateurs, and the greater Chicago community. This thriving market includes over 50 Midwest producers that come to market each season, serving crowds of over 175,000 visitors every year. We can build a similar model in Pine Bluff/the Arkansas Delta.





**Off Street Parking**  
3<sup>rd</sup> and Pine Streets