

CITY OF PINE BLUFF
BOARD OF ZONING ADJUSTMENT
APRIL 29TH, 2025 4:00 p.m.
City Hall Council Chambers
200 E. 8th Avenue



AGENDA

CALL TO ORDER

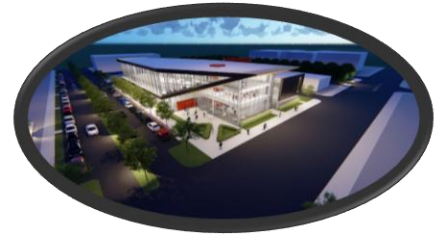
CONSIDERATION OF MINUTES: Minutes of 3-25-25 meeting

OLD BUSINESS: NONE

NEW BUSINESS: NONE

Adjourn to Planning Commission Meeting

CITY OF PINE BLUFF
PLANNING COMMISSION
APRIL 29TH, 2025 4:00 p.m.
City Hall Council Chambers
200 E. 8th Avenue



AGENDA

CALL TO ORDER

CONSIDERATION OF MINUTES: March 25th, 2025

OLD BUSINESS: NONE

NEW BUSINESS:

1. Rezoning request to rezone 1.1 acres from B-1, Neighborhood Business and R-4, Residential to B-3, Highway Commercial. The primary address of the request is 5900 Dollarway Road. This request includes Lots 1-4 fronting on Flipper Street and Lots 13-16 fronting on Holsey.
2. Use Permit on Review Request (UPOR) by Edward and Joy Valdez to convert two single-family residences into two duplexes and 1 garage apartment. The properties are located at 616 and 620 W. 6th Avenue and are zoned B-4, General Commercial.
3. Use Permit on Review to allow a modular home to be built in conjunction with farm operations and to allow an agriculture style fence along the property line. The property is zoned A-R, Agricultural-Residential and is located at 3400 Highway 65 South.
4. Use Permit on Review Request (UPOR) by Glendetta Clemmons with Glendetta Clemmons Ministry to operate a church at 3014 S. Olive Street in a B-3, Highway Commercial zone.

COMMITTEE REPORTS: NONE

ADJOURNMENT

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

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

SUBJECT: Rezoning request to rezone 1.1 acres from B-1, Neighborhood Business and R-4, Residential to B-3, Highway Commercial. The primary address of the request is 5900 Dollarway Road. This request includes Lots 1-4 fronting on Flipper Street and Lots 13-16 fronting on Holsey.

APPLICANT: Lelan Stice

ZONING AND LAND USES: B-1, Neighborhood Business / R-4, Residential

ZONING:	North:	B-3, Highway Comm.	LAND USE:	North:	Walgreens / Super 1
	South:	R-4, Residential		South:	Storage Bldg. - applicants
	East:	B-3, Highway Comm.		East:	Vacant
	West:	B-1, Neighborhood Bus.		West:	Vacant / SF Residence Lot 8

HISTORY

- 2016-3-29 6521 Dollarway Rezone R-1 to B-3 - Approved
- 2021-7-27 6425 Dollarway Rezone R-1 to B-3 - Approved
- 2023-6-27 5700 Flipper Rezone B-1 to R-4 - Approved

REVIEW COMMENTS

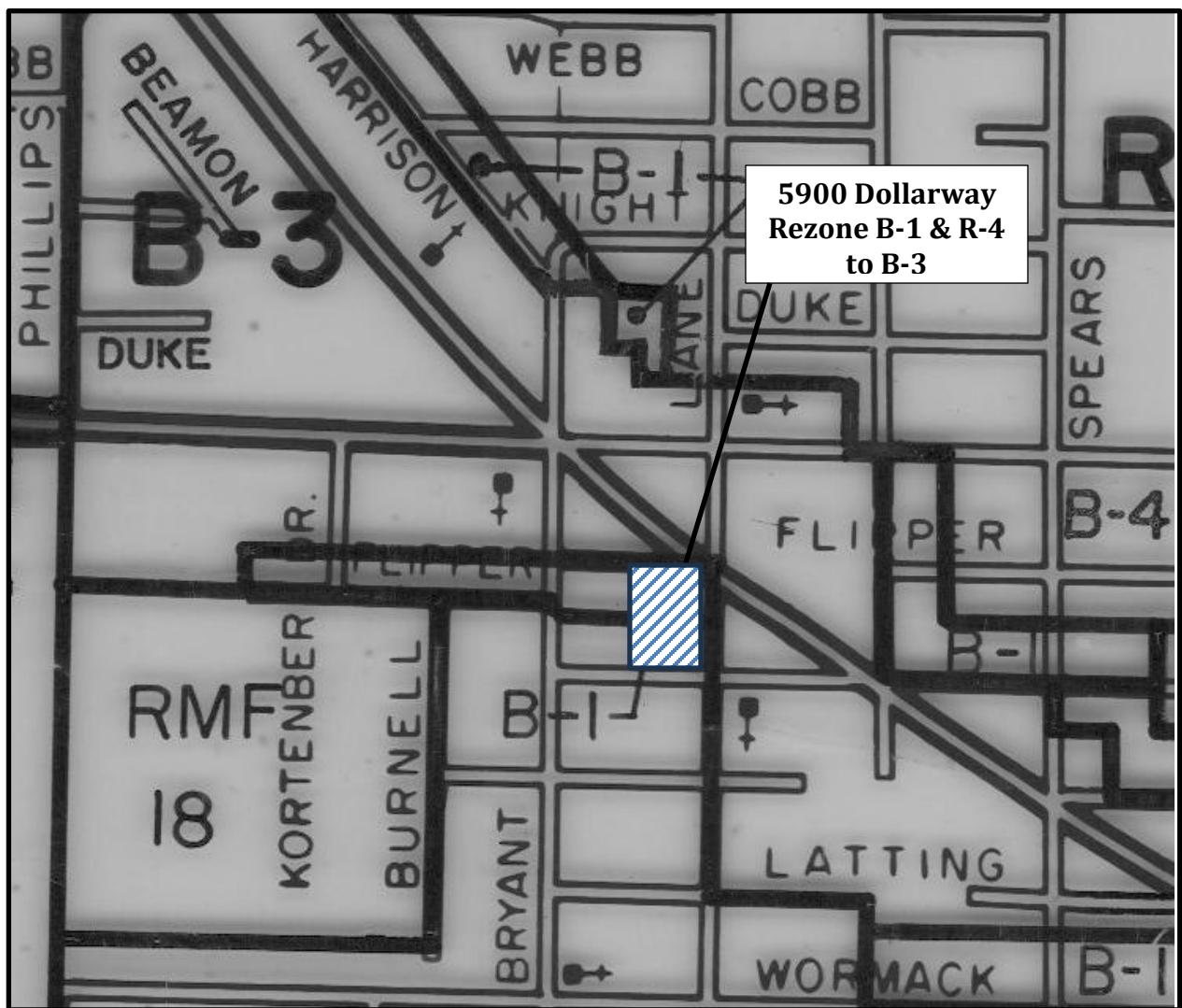
Applicant is requesting the rezoning of 8 lots from B-1, Neighborhood Business and R-4, Residential to B-3, Highway Commercial. An existing retail business has existed on lots 1, 2 and 3 that fronts on Flipper as well as Dollarway Road due to the angled path of that road way. Lots 14-16 though zoned R-4 have been used in the past for plumbing pipe and other construction material in the past.

Applicant owns 12 of the 16 lots in the block. Property in the block not owned by the applicant are lot 8 at the corner of Flipper and Bryant which contains a single-family residence and lots 9-11 fronting on Holsey where a duplex resides. The request leaves a 50 foot by 250-foot strip unchanged as a buffer for the other uses.

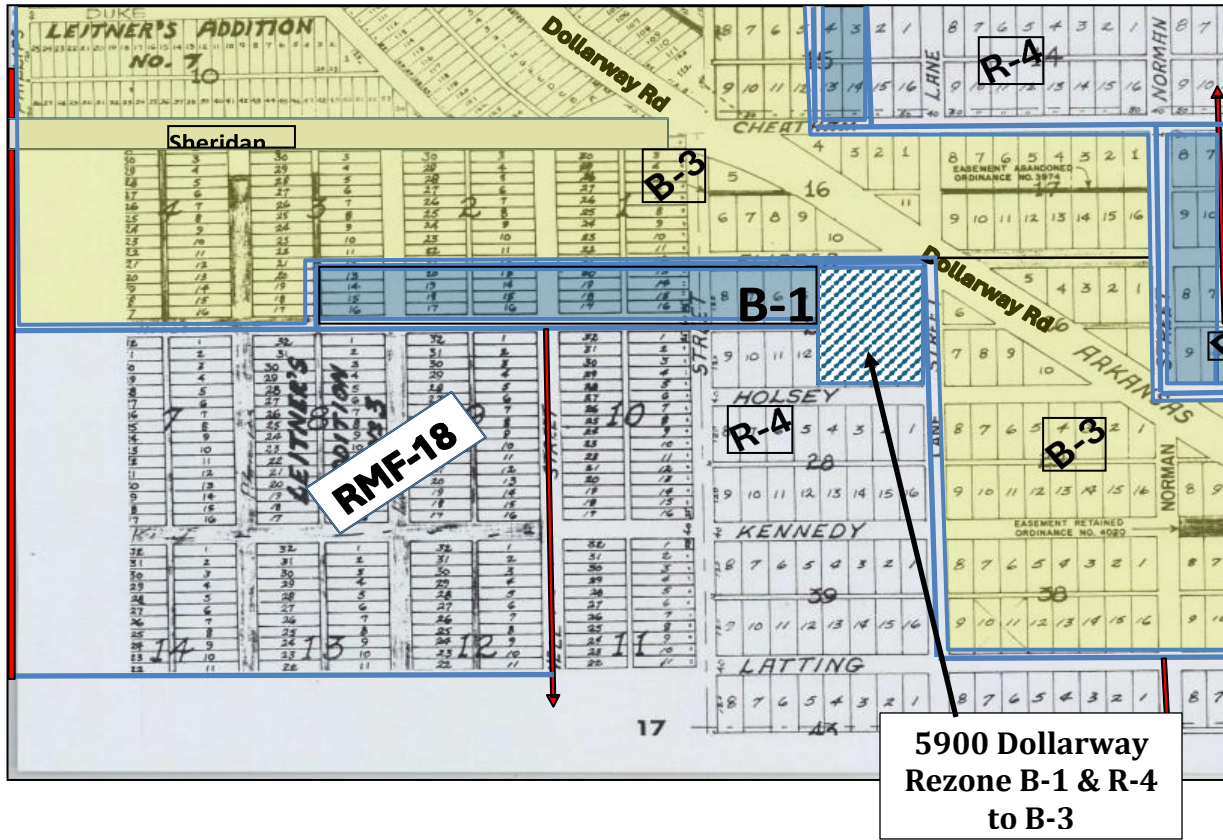
North and east the property is bordered by the B-3, Highway Commercial zone. The area south of Holsey and adjacent to the rezoning request is vacant land with no residential use existing.

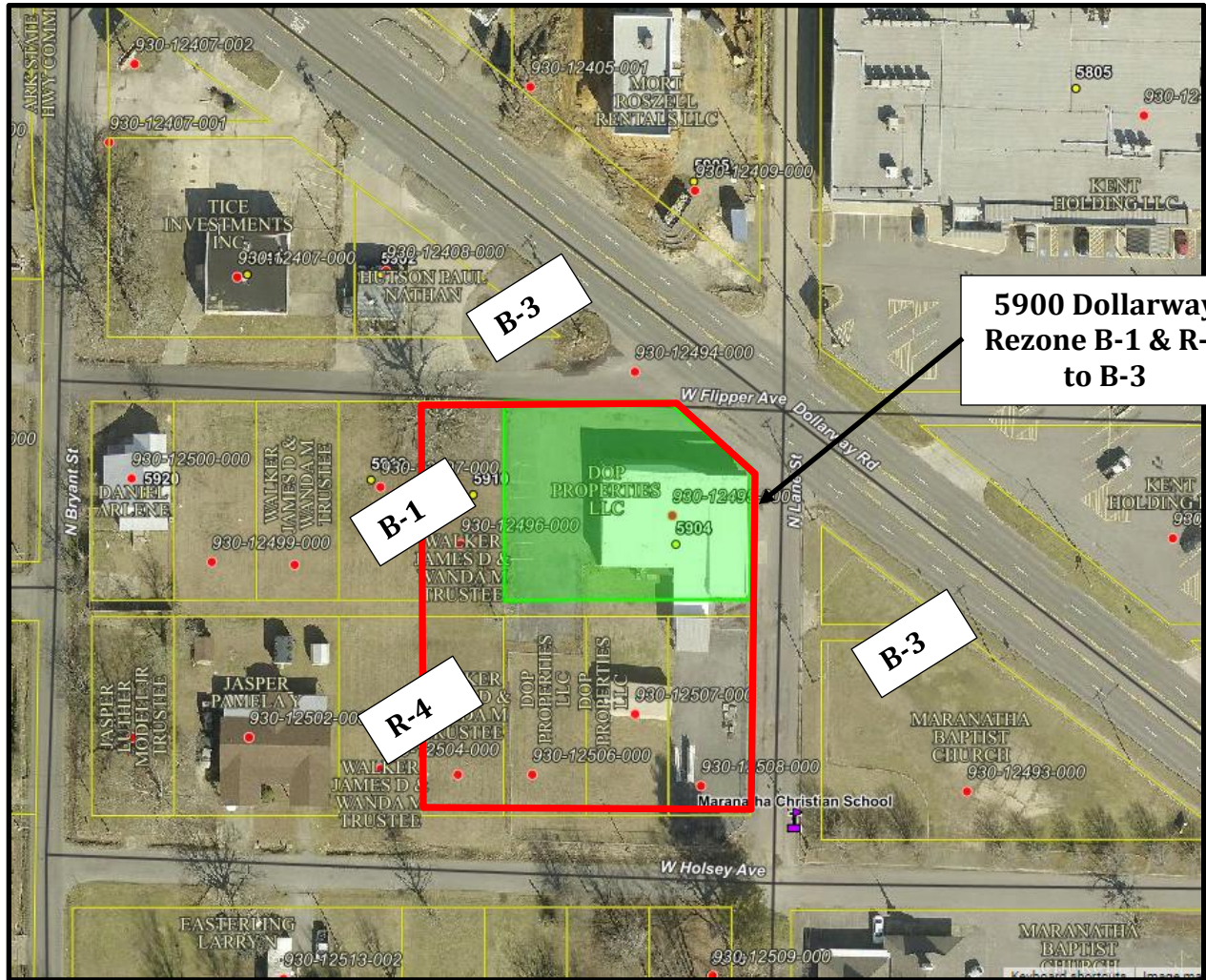
RECOMMENDATION

The property and use have existed at this site for decades. It fronts and is addressed along Dollarway Road a state highway with high traffic counts. The property north of Holsey has been used for building supply storage as well. Given the allowance for the fifty foot lots to the west remaining unchanged thereby providing a buffer to the adjoining uses in the block, staff recommends approval.



Zoning Map





Ownership map



Aerial Photo

REZONE

**AGENDA ITEM #1
5922 DOLLARWAY ROAD
APRIL 29TH, 2025**



5900 Dollarway Road



5900 Dollarway Road – parking area west side



View east down Holsey back side of 5900 Dollarway Road



Duplex on Holsey - lots 10-11



S.F. Residence west of request (lot 8)



North of 5900 Dollarway



North of 5900 Dollarway

REZONE

**AGENDA ITEM #1
5922 DOLLARWAY ROAD
APRIL 29TH, 2025**



North of 5900 Dollarway



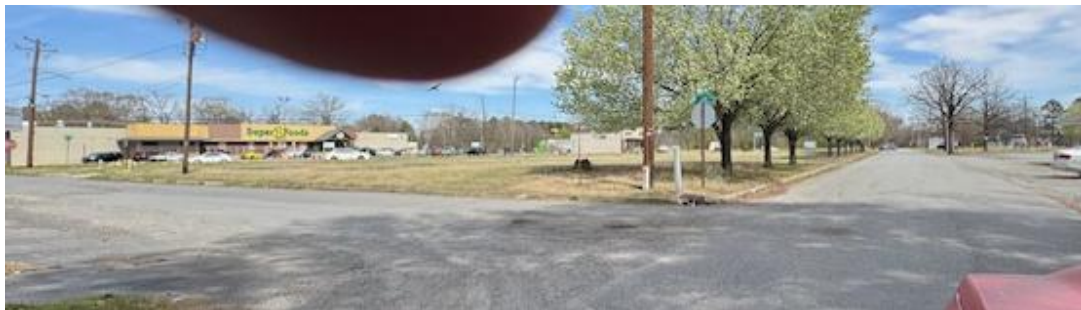
Back side of commercial uses on Flipper (across from lots 4-8)



Back side of commercial uses on Flipper (across from lots 4-8)



House west of rezoning request



Property east of & adjoining 5900 Dollarway – zoned B-3



View from west side parking lot of 5900 Dollarway toward duplex on Holsey



View of 5900 Dollarway from east- notice uses in area behind store



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: Dew Drop Holding dba Town and Country Hardware
5900 Dollarway Rd Pine Bluff AR 71602

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

Property/Parcel ID No. _____

Size of Property (acres): _____ Current Zoning: B-1 Ward: _____

Applicant / Business Owner

Property Owner (Must be filled out if different)

Name: Lelan Stice

Name: DOP Properties

Address: 300 E 3RD ST #802 Little Rock AR 72201

Address: 5900 Dollarway Rd Pine Bluff AR 71602

Telephone: 501-442-4657

Telephone: 501424657

Email: lelan@dopr.com

Email: Lelan@dopr.com

Fax: _____

Fax: _____

Brief description of request: Request to rezone to B-3 to be able to carry lumber and erect a covering for it.

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: unknown

Additional information/comments: Adjacent property is zoned B-3, Town and country location is uniquely zoned due to widening of HWY 365/Dollarway Rd. Rezoning to B-3 will allow us to expand business and keep the location open in an area that has businesses closing all along Dollarway road

[Signature]

3-18-2025

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>[Signature]</u>	<u>3/18/2025</u>	_____	_____
Signature	Date	Signature	Date
<u>Lelan Stice</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 71601 telephone: (870)730-2020 fax: (870) 543-1854.

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

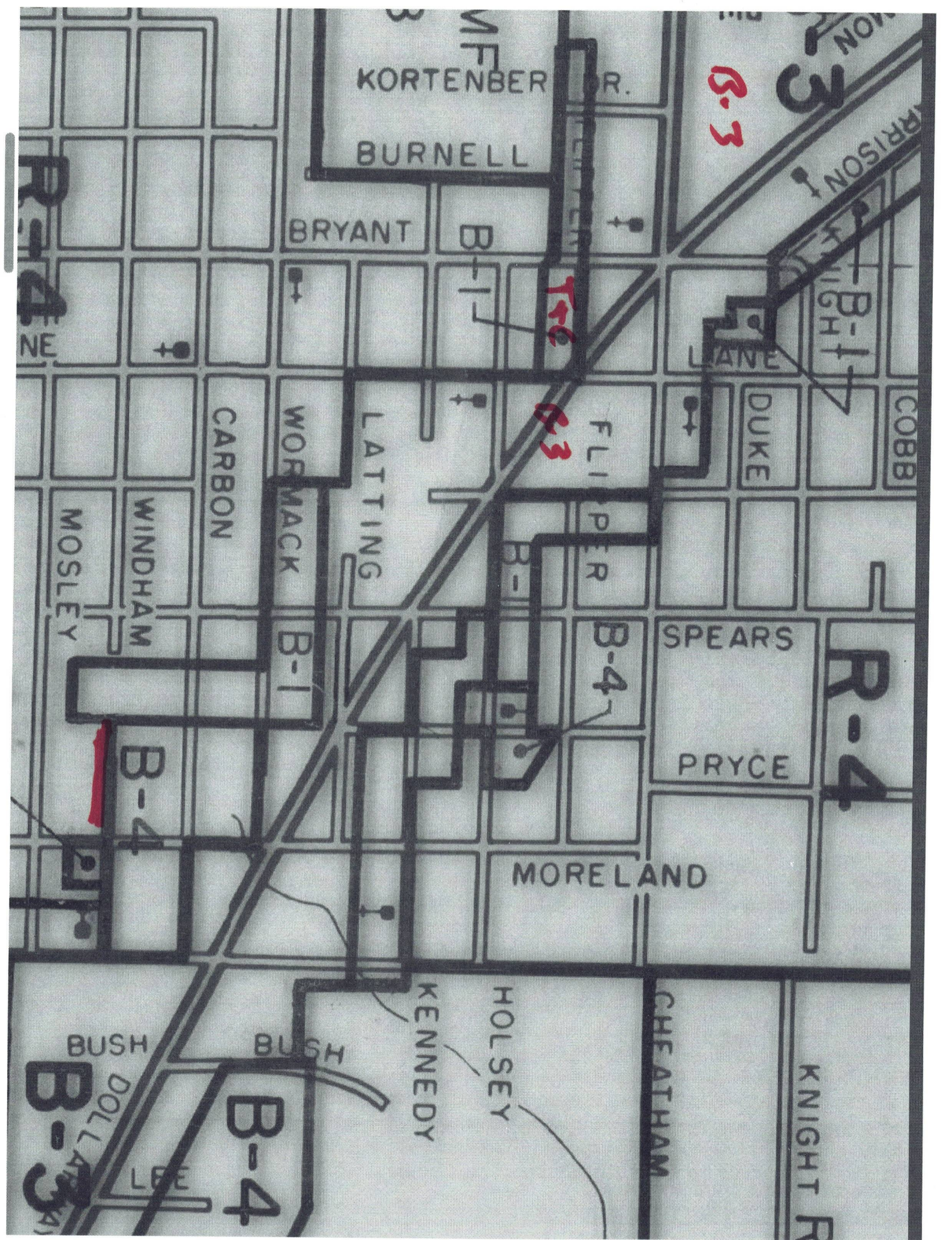
Hardware store

2. What is the proposed use you are requesting?

Hardware store with Lumber + propane
Filling Station

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

Currently zoned B-1 ad Jains
properties are B-3 and R-4.
B-3 is the predominant zone on Dillingway
road and would put us similar to other
businesses on the Highway.
Property behind + ad Jains Town + Country
are vacant.



KORTENBERG R.

BURNELL

BRYANT

B-1

B-3

T-3

B-3

DUKE

FLIMPER

CARBON

WORMACK

LATTING

B-1

B-4

SPEARS

PRYCE

R-4

MORELAND

MOSLEY

WINDHAM

B-4

KENNEDY

HOLSEY

CHEATHAM

KNIGHT R

BUSH

BUSH

B-4

B-3



As of: 3/17/2025

Property Owner

Name: DOP PROPERTIES LLC

Property Information

Physical Address: 5900 DOLLARWAY RD

Mailing Address: 2302 W 28TH AVE
PINE BLUFF, AR 71603

Subdivision: COLLEGE HEIGHTS ADD

Block / Lot: 027 / 001

Type: (CI) Comm. Impr.

S-T-R: 27-05-10

Tax Dist: (021) 2 DOLLARWAY

Size (Acres): 0.454

Millage Rate: 67.30

Extended Legal: BLK 27, LOTS 1,2,3 & ALLEYWAY 12 X 150 BEHIND LOTS 1-3

Market and Assessed Values

Taxes

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value
Land:	\$17,800	\$3,560	\$3,560
Building:	58500	11700	11700
Total:	\$76,300	\$15,260	\$15,260

Estimated Taxes:	\$1,027
Homestead Credit:	\$0
Status:	(N) - No Adj

Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.

Land

Land Use	Size	Units
132 X 150 APPROX	19789.308	Sq.Ft
Total	19,789.308	

Deed Transfers

Deed Date	File Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
9/3/2024	9/11/2024	2024R	6208	OR			DOP PROPERTIES LLC	Relative	Improved
9/25/2023	10/5/2023	2023R	07419	Warr. Deed	534.60	\$161,650	DOP PROPERTIES LLC	Unval.	Improved
7/18/1997		681	98	Gift Deed	501.60	\$152,000	PORT CITY ENTERPRISE S LLC	Additional Properties	Improved
11/21/1979		495	647	N/A			EVANS GEORGE L JR	N/A	N/A

As of: 3/17/2025

Reappraisal Value History

Tax Year	Total Value	Total Assessed
2024	\$76,300.00	\$15,260.00
2023	\$74,700.00	\$14,940.00
2022	\$76,950.00	\$15,390.00
2021	\$76,950.00	\$15,390.00
2020	\$76,950.00	\$15,390.00
2019	\$76,950.00	\$15,390.00
2018	\$76,950.00	\$15,390.00
2017	\$122,100.00	\$24,420.00
2016	\$122,100.00	\$24,420.00
2015	\$122,100.00	\$24,089.00

Details for Commercial Card 1

Business Name(s): TOWN & COUNTY HARDWARE

Number of Units:

Total Floor Area: 6226

Site Work: Prep;

Floor Cover: N/A

Foundation: N/A

Ceilings: 03

Floor Struct: N/A

Interior Finish: N/A

Struct. Frame: Wood

Insulation: N/A

Exterior Walls: N/A, PreF.Mtl

Appliances: 00

Ext. Wall Load: NonLoadB

Plumbing: Lavatory

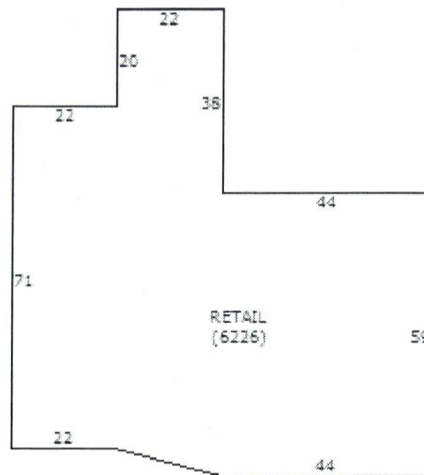
Roof Struct.: N/A

Electric: Avg.B

Roof Cover: N/A

Misc: 02

DataScout, LLC



As of: 3/17/2025

Building 1

Age/YC	Condition	Effective Age	Stories	Grade
1954	Average	35	1	D4

Avg. Floor Area: 6226

Avg. Perimeter: 365

No. Floors: 1

Avg. Floor Hgt: 12

Common Wall:

Total Floor Area: 6226

Total Height: 12

Unit Multiplier:

Occupancy
Primary Retail Stores
Secondary N/A

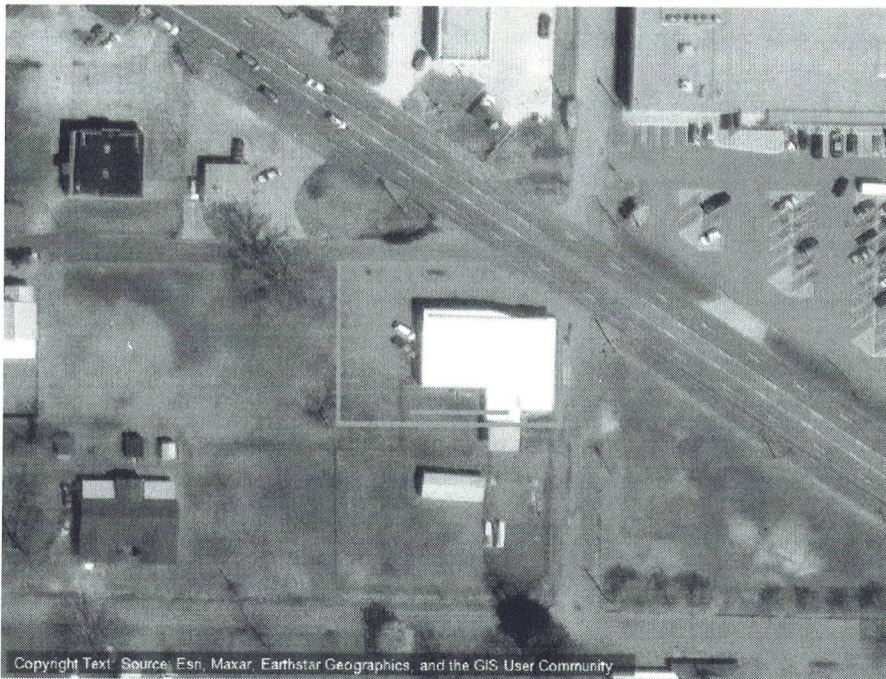
Heating/Cooling
 Wall Furn (89%)
 N/A

Sprinkler
 N/A
 N/A

Outbuildings and Yard Improvements

Item	Type	Size/Dim	Unit Multi.	Quality	Age
Paving	AS2ON2	50x132			
Paving	CN4RPD	26x88			
Canopies	METAL	20x20			

Map



Copyright Text: Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

**RECOMMENDATION
 TO THE
 PINE BLUFF PLANNING COMMISSION**

SUBJECT: Use Permit on Review Request (UPOR) by Edward and Joy Valdez to convert two single family residences into two duplexes and 1 garage apartment. The properties are located at 616 and 620 W. 6th Avenue and are zoned B-4, General Commercial.

APPLICANT: Edward and Joy Valdez

ZONING AND LAND USES: B-4, General Commercial

ZONING:	North:	B-4, General Commercial	LAND USE:	North:	Vacant
	South:	B-4, General Commercial		South:	S.F. Residence
	East:	B-4, General Commercial		East:	Residence / former Travel Agency
	West:	B-4, General Commercial		West:	S.F. Residential

History

No similar requests within the area.

REVIEW COMMENTS

Applicant is requesting to convert two single family houses into two duplexes. Under the B-4 UPOR section of the code it lists multifamily housing up to 21 units per acre. Although it does not specifically list duplexes the definition section of the code defines *multifamily as a building, or portions thereof designed for or occupied exclusively by more than one (1) family*. Also noted on page two of the application is the mention of one townhouse. Based on the sketch submitted and a site visit it appears that this would be for the structure on the south side of 620 W. 6th that has a garage on the ground floor with an exterior staircase to a second floor.

The area sits on the fringe of the Downtown District as identified in the Comprehensive Plan and would be considered a High-Density Neighborhood Seam. In the past W. 6th (Hwy 190) was a high traffic principal corridor to and through downtown; however, in the next couple of years it will lose highway status and become a city street with the possibility of it reverting back to a two-way street.

One aspect of a High-Density Neighborhood Seam is multiple housing type from single family to multifamily and styles in between. The Comprehensive Plan encourages this type development with parking in the rear. That brings us to this issue of parking. Altering the structures from single family to duplexes while maintaining the design integrity should have little impact on the already mixed-use area; however, with this change additional parking must be provided based on code requirements. Although some parking exists as designed for single family units, changing from two required spaces to four spaces per address may be a challenge.

Unit 616 W. 6th has a one-car access driveway with possibly 2-3 spaces being available as shown and a garage. Ample property space appears to be available for an additional spot or two. To be functional with a single access drive 4 improved and designated spaces will need to be available in the rear.



Unit 620 W. 6th has its own issues with no access off W. 6th Avenue. The parking space for 620 W. 6th appears to have been the garage apartment on the back side of the property that is proposed as a townhouse. Therefore, this parcel will require a minimum of 5 parking spaces if the townhouse can qualify as an efficiency apartment. When these houses were built society was not considered an auto-centric society with one car sufficient to serve a household. Again, with this property it appears that space is available for improved parking to be designed and installed.





The last issue has to do with the condition of the properties particularly the rear yards and adjoining parcel also owned by the applicants. Though often overlooked Section 29-137(c) states “No applicant may be granted a use permitted on review (UPOR) unless the applicant is in full compliance with all provisions of [chapter 29](#) (Zoning section) ***and other applicable provisions of the City Code*** when the application is submitted.” Photos at the end of this review show substandard structures and debris covering the property. Staff brings this up as it strives to follow the recommendations of the Comprehensive Plan that emphasizes “triage” and clean up as a priority for the city to grow.

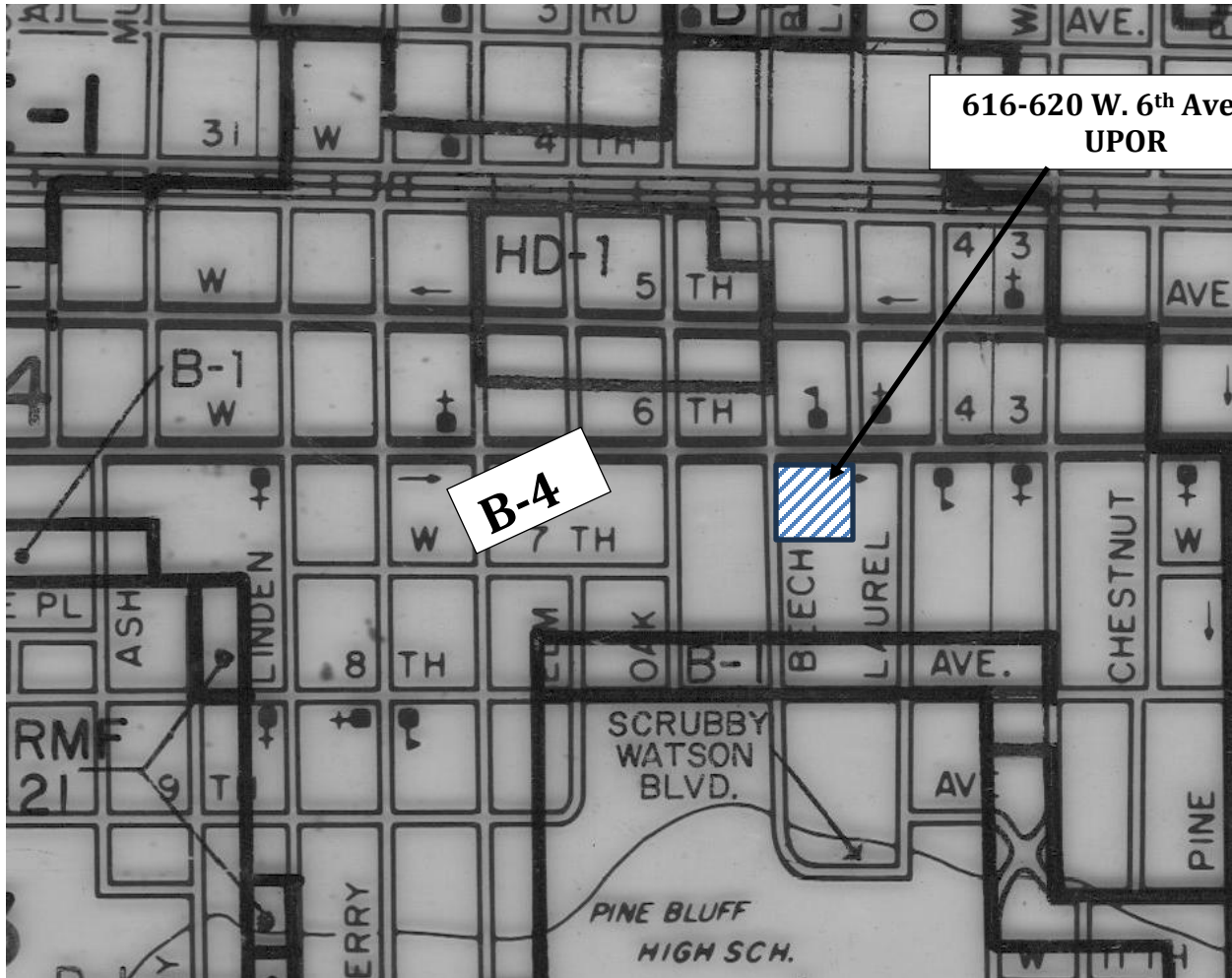
RECOMMENDATION

Staff believes the conversion of the units at 616 and 620 W. 6th can meet the intention of the B-4 zone and recommends approval subject to the following:

1. Meeting the parking requirements. This includes providing drawings indicating the location and correct number of spaces per unit and ensuring improved parking is installed per code.
2. Property cleaned up as required by city code.
3. Fire and Inspection Department approvals.

UPOR

AGENDA ITEM #2
616, 620 W. 6th AVENUE
APRIL 29th, 2025



Zoning Map



Ownership map



616-620 W. 6th Avenue
UPOR

Aerial photo

Adjoining properties



North



West



East



South



UPOR

**AGENDA ITEM #2
616, 620 W. 6th AVENUE
APRIL 29th, 2025**



UPOR

**AGENDA ITEM #2
616, 620 W. 6th AVENUE
APRIL 29th, 2025**



UPOR

**AGENDA ITEM #2
616, 620 W. 6th AVENUE
APRIL 29th, 2025**





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: Eduard & Joy Valdez

Business Location: (address or lot, block, or nearest intersection) 612, 616, 620 W 6th Ave
Pine Bluff AR 71601 Property/Parcel ID No. 930-62320-000 930-62319-000
930-62321-000 930-62317-000

Size of Property (acres): ≈ 1.5 Current Zoning: residential Ward: _____

Applicant / Business Owner

Name: Eduard & Joy Valdez
Address: 110 Amber St.
Hot Springs AR 71901
Telephone: 501-701-2097
Email: edvaldez607@gmail.com
Fax: _____

Property Owner (Must be filled out if different)

Name: Eduard & Joy Valdez
Address: 110 Amber St.
Hot Springs AR 71901
Telephone: 501-701-2097
Email: edvaldez607@gmail.com
Fax: _____

Who will run the business? Eduard & Joy Valdez Number of employees: 0

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

Are there any special licenses for your business? _____ (explain) _____

Will you require a sign? _____

Applicant / Business Owner Signature _____ Date _____

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

<p>Signature <u>Eduard Valdez</u> Date <u>3/24/25</u></p> <p>Printed Name _____</p> <p>Owner <input checked="" type="checkbox"/> or Authorized Agent _____ (Check one)</p>	<p>Signature <u>Joy Valdez</u> Date <u>3/24/25</u></p> <p>Printed Name _____</p> <p>Owner <input checked="" type="checkbox"/> or Authorized Agent _____ (Check one)</p>
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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.

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?

Residential - three houses, one garage with apartment above, lot behind with various shops to be demolished

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

Mult-housing - two duplexes, one townhouse, one house

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

Please see attached Temporary Zoning Request letter

Uses of Adjoining Property

930-62315-000 - repair shop

930-62234-000 - single family

930-62316-000 - commercial

930-62322-000 - single family

930-62323-000 - vacant lot

930-62324-000 - vacant lot

930-62330-000 - vacant lot

930-33651-000 - vacant lot

Eduard & Joy Valdez

110 Amber St.
Hot Springs, AR 71901
(870) 260-8429

March 23, 2025

City of Pine Bluff
200 E 8th St.
Pine Bluff, AR 71601

RE: Temporary Zoning Request

Dear Sirs,

Thank you for your help and expertise as we work to make 616 and 620 W. 6th properties that not only provide safe and affordable homes for Pine Bluff residents, but also elevate the downtown area and encourage businesses to return to Pine Bluff. We are excited about the possibilities of eventually turning the property into guest houses and/or a wedding venue as we have discussed with some of you in the past.

Before the properties can be put into service as guest houses and wedding venue, there are many upgrades and improvements which must be made. While preparing for this, we rented 620 W. 6th on two separate one-year leases. However, since the house is 3,800 square feet with only two bedrooms and four living/entertainment spaces, the residents were unable to utilize the house for a large family nor afford the utilities for such a large space and did not renew their leases. It became clear that we must lower the size to make it more affordable and be more creative in the use of the space. We have since added three non-load-bearing walls which turn the house into a six-bedroom, four-bath home.

We are respectfully requesting to temporarily position both properties as duplexes. 620 W. 6th will be divided by a wall at the bottom of the staircase and an exterior entry to the second floor will be installed, creating a 3/2 on each floor. 616 W. 6th will be divided by a wall separating the room connecting the carport exterior door to the staircase, with no need to create another exterior entry. This would result in two more 3/2's, providing housing for four families. Both of these changes are easily reversed once the preparations necessary to create guest houses and wedding venue are completed. We will add "A" and "B" to the current addresses for now to distinguish between each home. No changes will be made to utilities and residents will be billed for their portion each month.

It is our hope that you will permit this change for now, which will allow us to keep residents in the property, thereby minimizing or preventing potential vandalism or damage due to continued vacancy.

Once again, thank you for your continued support with our first investment in Pine Bluff. We look forward to hearing from you in the near future.

Sincerely,



3/24/2025

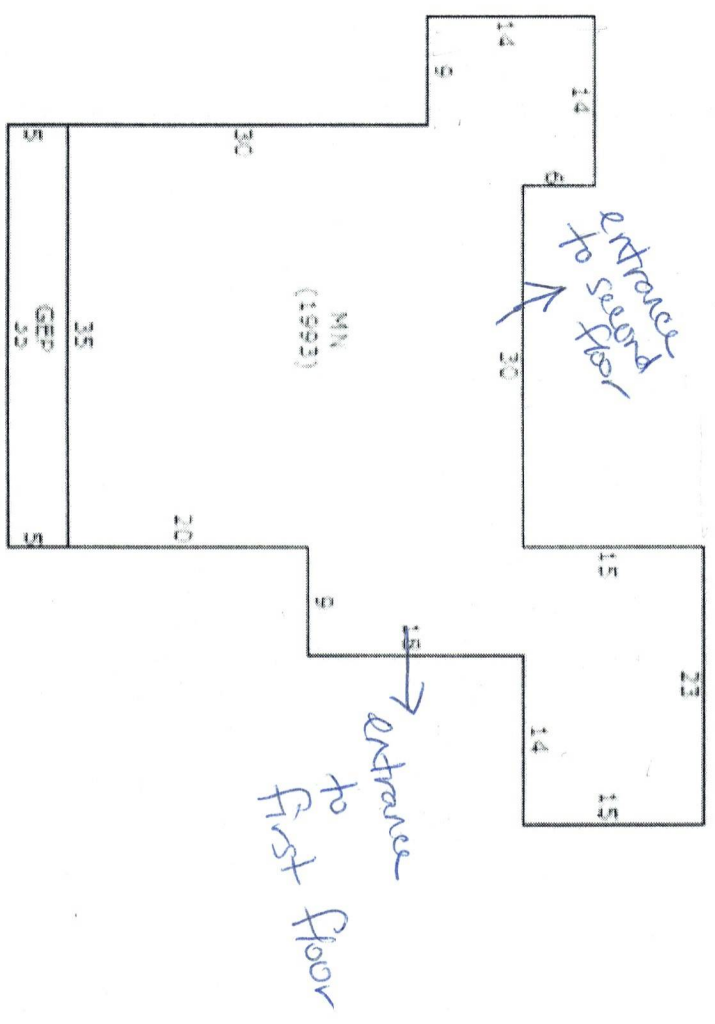
Eduard and Joy Valdez

620 W 6th Ave.

Garage
Apt to
be made
into parking

Residential Card 1 Sketch

DataScout, LLC



PAGE 1 OF 3		UCR STATUS		P		Pine Bluff Police and Court		INCIDENT NO.		25-00006910		SUPPL.	
TIME/DATE, DAY REPORTED		FRI 03/21/25 1337		TIME/DATE, DAY OF OFFENSE - FROM/TO		FRI 03/21/25 1337; FRI 03/21/25 1407		RELATED INCIDENT NO./PROJECT NO.		616 W 6TH AV, PINE BLUFF, AR		LOCATION OF INCIDENT BY STREET ADDRESS	
TYPE		VIC/COM		NAME		VALDEZ, EDUARD		ADDRESS		616 W 6TH AV, PINE BLUFF, AR		CIRCUMSTANCE CODE(S)	
DESC.		M/U		DOB/AGE		058		HAIR		EYES		COMPL.	
EMPL.		EMPLOYER		EMPLOYER ADDRESS		EMPLOYER PHONE		GANG/ ALIAS		GANG		ALIAS DOB	
ARREST		ARREST TYPE		ARREST DATE		ARREST TIME		ARREST LOCATION		ARREST LOCATION REMARKS		WEAPONS	
TYPE		SUS		NAME		UNKNOWN, PERSON		ADDRESS		616 W 6TH AV, PINE BLUFF, AR		CIRCUMSTANCE CODE(S)	
DESC.		U/U		DOB/AGE		00		HAIR		EYES		COMPL.	
EMPL.		EMPLOYER		EMPLOYER ADDRESS		EMPLOYER PHONE		GANG/ ALIAS		GANG		ALIAS DOB	
ARREST		ARREST TYPE		ARREST DATE		ARREST TIME		ARREST LOCATION		ARREST LOCATION REMARKS		WEAPONS	
TYPE		L		NAME		UNKNOWN, PERSON		ADDRESS		616 W 6TH AV, PINE BLUFF, AR		CIRCUMSTANCE CODE(S)	
DESC.		U/U		DOB/AGE		00		HAIR		EYES		COMPL.	
EMPL.		EMPLOYER		EMPLOYER ADDRESS		EMPLOYER PHONE		GANG/ ALIAS		GANG		ALIAS DOB	
ARREST		ARREST TYPE		ARREST DATE		ARREST TIME		ARREST LOCATION		ARREST LOCATION REMARKS		WEAPONS	
UCR		OFFENSE DESC.		ATT/COMP		LOCATION		SITE		LOCATION TYPE		ACTIVITY	
BURGR		05-039-0201a BURGLARY / RESIDENTIAL C		SUSP. USED		[X]		FORCE USED		WEAPONS		COMMENTS	
LIGHTING		WEATHER		# PREM		ENTRY PT.		EXIT PT.		WEAPONS		COMMENTS	
UCR		OFFENSE DESC.		ATT/COMP		LOCATION		SITE		LOCATION TYPE		ACTIVITY	
LIGHTING		WEATHER		SUSP. USED		[]		FORCE USED		WEAPONS		COMMENTS	
UCR		OFFENSE DESC.		ATT/COMP		LOCATION		SITE		LOCATION TYPE		ACTIVITY	
LIGHTING		WEATHER		SUSP. USED		[]		FORCE USED		WEAPONS		COMMENTS	
PROP CLASS		ACTION		BRAND		MODEL		TYPE		COLOR		SERIAL NO	
INFO		OTHER-ALL OTHER		S		UNKNOWN		RECOVERY LOCATION		RECOVERY CONDITION		VALUE	
PROP REC		RECV OFFICER		RECV DATE		RECOVERY LOCATION		RECOVERY CONDITION		RECOVERY VALUE		0.00	
PROP EVID		TAG NO		1		OWNER		PRESENT		VALUE		1,500.00	
PROP INFO		ACTION		BRAND		MODEL		TYPE		COLOR		SERIAL NO	
PROP REC		OTHER-ALL OTHER		S		UNKNOWN		RECOVERY LOCATION		RECOVERY CONDITION		VALUE	
PROP EVID		TAG NO		2		OWNER		PRESENT		RECV VALUE		0.00	
REPORTING OFFICER NAME/BADGE		087579		REPORTING SUPERVISOR NAME/BADGE		086595		CASE STATUS		ASSIGNED TO		EXTRA COPIES TO	
IONFS. I AKFISHA		JACKSON.SHANEE		ASSIGNED BY									

Pine Bluff Police and Court - BURGLARY

On 03-21-2-25 at 1337 hours, I, Officer L. Jones was dispatched to 616 W. 6th Ave. in reference to a burglary.

Upon my arrival, I spoke with Edward Valdez who stated he arrived at the property and noticed the storm door had been removed and entry had been made into his property. Valdez stated he is currently working on the property and the last time someone was there was two weeks ago. Valdez stated the electrical wiring, and copper had been stolen out of the home and the shed. Valdez stated the door to the shed was damaged and a push lawn mower was stolen. Valdez stated he also owned the property next door which was 620 W. 6th Ave. Valdez stated the electrical wiring had been stolen from this property as well.

**RECOMMENDATION
 TO THE
 PINE BLUFF PLANNING COMMISSION**

SUBJECT: Use Permit on Review to allow a modular home to be built in conjunction with farm operations and to allow an agriculture style fence along the property line. The property is zoned A-R, Agricultural-Residential and is located at 3400 Highway 65 South.

APPLICANT: Win Trafford

ZONING AND LAND USES: A-R, Agricultural-Residential

ZONING:	North:	B-3, Highway Commercial	LAND USE:	North:	I-530 Interchange
	South:	R-1, Residential		South:	Vacant
	East:	B-3, Highway Commercial		East:	Multiple retail, Mobile home park
	West:	A-R, Agri- Residential		West:	Taylor Woodlands Natural area

History

2024-10-29 3300 Taylor Phillips Rd - Rezone R-1 to A-R Approved

REVIEW COMMENTS

Applicant requests approval to locate a modular home as a single-family residence on this approximately 46-acre parcel that was recently rezoned Agricultural – Residential. Single family residences are permitted so this review is of the type of single-family residence. – a modular home. Modular homes by ordinance are only listed as a permitted use in the R-4 zone.

This is a similar request to the one heard a couple of months ago on Brinkley Road. Similarities exist in that the area is residentially undeveloped and rural in nature. One difference is with the type of structure to be considered manufactured housing versus modular construction.

Manufactured housing – is a detached single family dwelling unit fabricated after 1976 in an off-site facility for installation or assembly at the building site. This type structure is built to Federal Manufactured Housing Construction and Safety Standards code.

Modular housing – is a residential dwelling unit constructed in accordance with standards set forth in the City of Pine Bluff Building Code and composed of components assembled in a manufacturing plant and transported to the site for final assembly on a permanent foundation.

Several years ago, the property contained two frame constructed houses in the curve along Taylor Phillips Road. The houses were owned by the E.E. Phillips family a prominent farm family in the area. These structures were demolished a couple of decades ago.

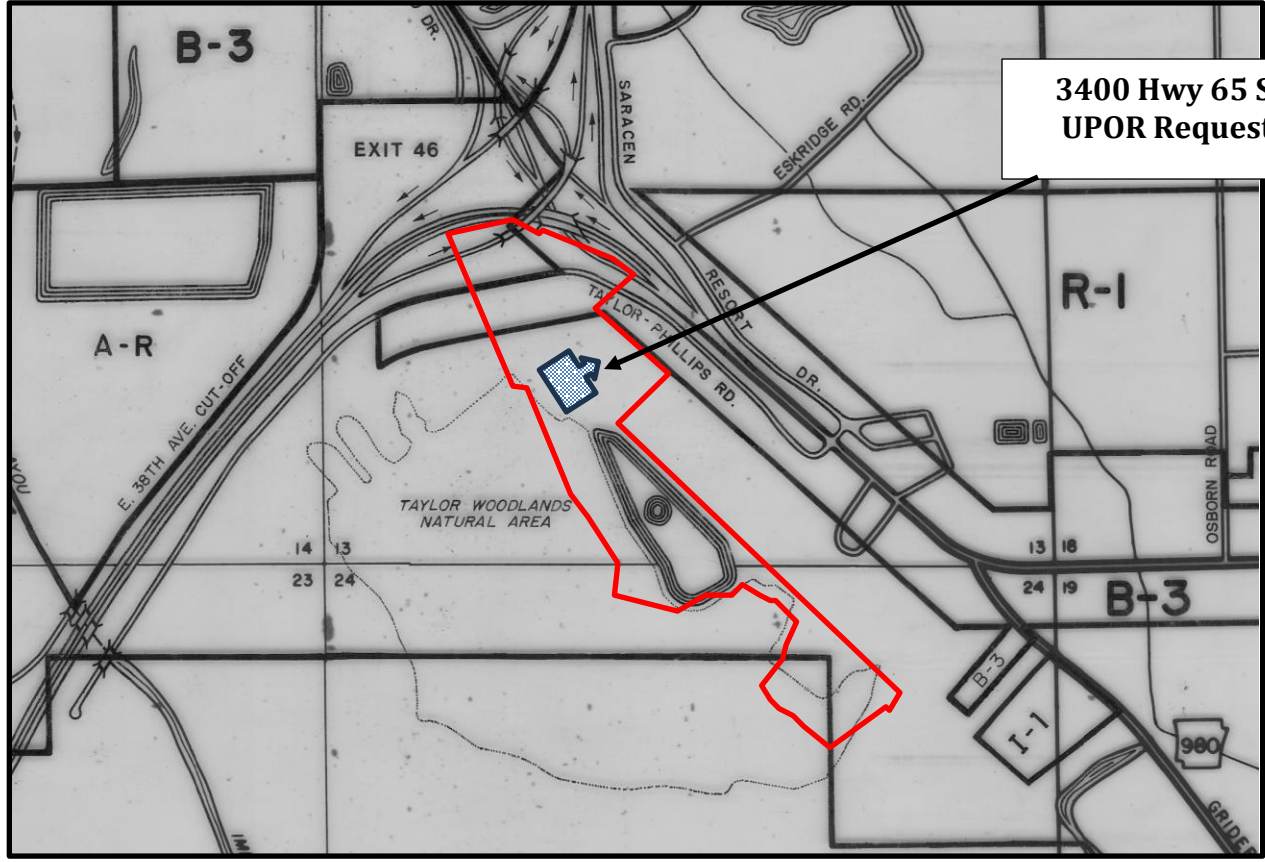
Similar to the comments made by staff in the Brinkley Road review staff reviewed the Comprehensive Plan. That plan states, “Increasing the rate of home ownership is often associated with increased property values, safety and community pride” and that one of the focus factors for growth should be diversifying housing. It goes on to indicate that “rural areas should remain rural, avoiding suburban patterns of separated land uses (zoning)...”.

This request has differences from the Brinkley Road request in that there are no other residential structures in the surrounding area, is part of a farm operation, adjoins a Wildlife Habitat area, and the structure will be built and assemble per city building codes not manufactured housing standards. The structure will also be located approximately 200 feet of the right of way.

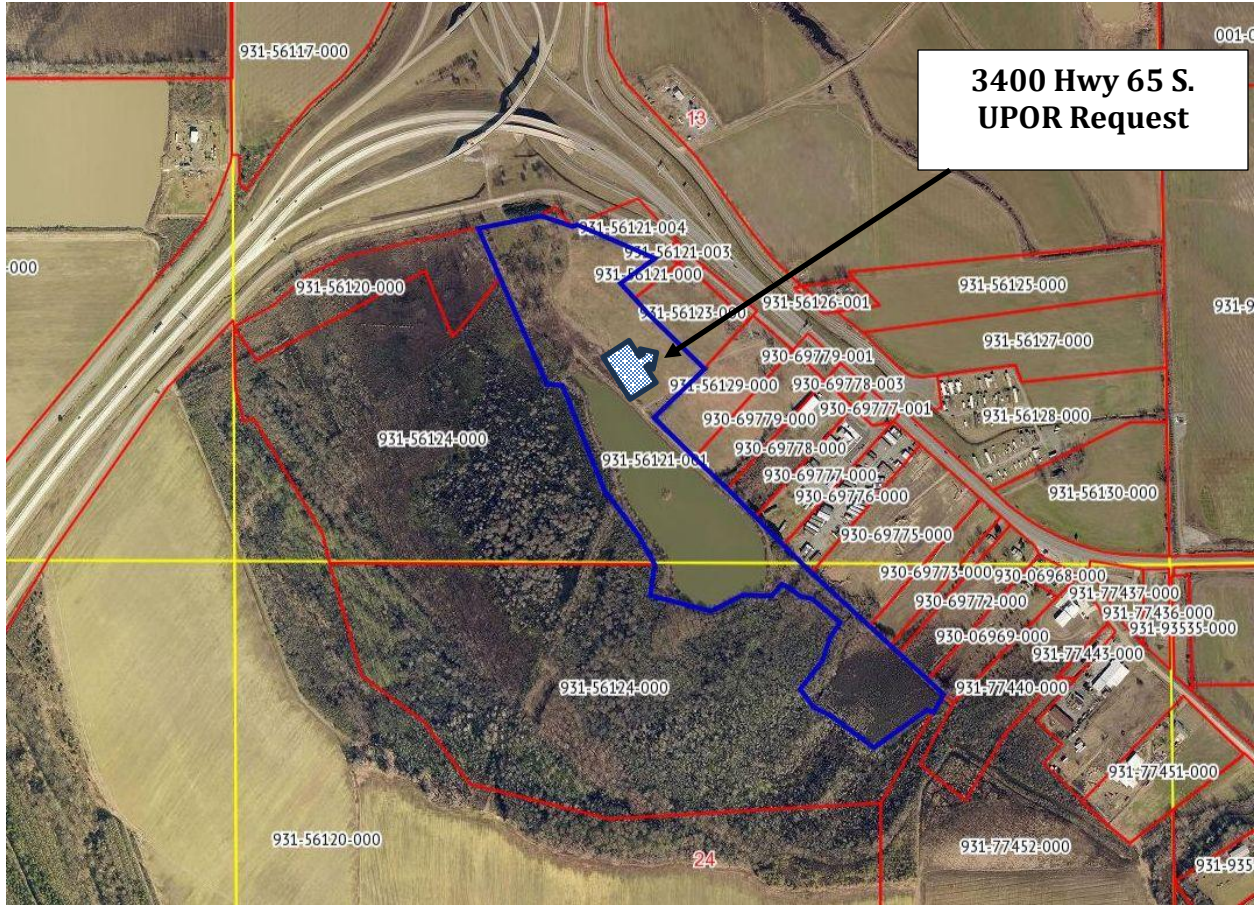
In the application there was another request to allow agriculture style fencing along the perimeter property line. Although fence type are mentioned in the supplemental section of the zoning code height, style and location are not. Therefore, this portion of the request is to allow high tensile (barb wire) fencing along the perimeter property line at a sufficient height to maintain livestock (4 – 5 feet maximum). This type fencing is standard in farm operations.

RECOMMENDATION

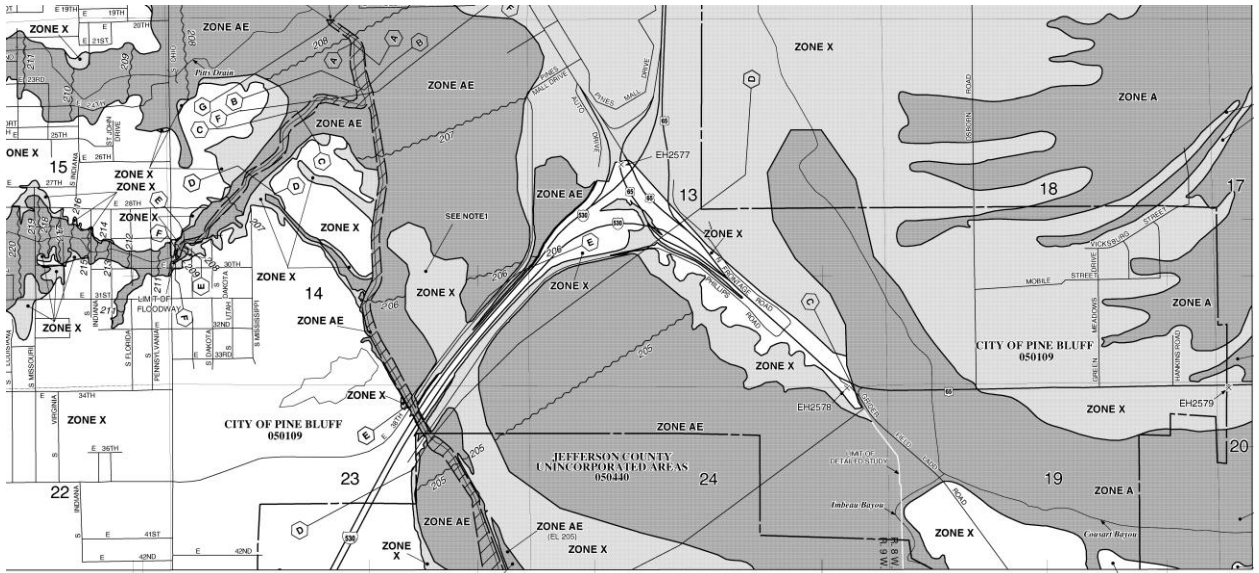
Staff believes that because the area of the request is rural in nature, consistent with the Comprehensive Plan due to size of the property and will be required to meet city building code standards it therefore recommends approval for placement of a modular single-family residence with proper site plan submittal and appropriate survey due to proximity of floodplain. Staff also recommends allowance of the high tensile (barb wire) farm style fencing along the property line perimeter for livestock containment.



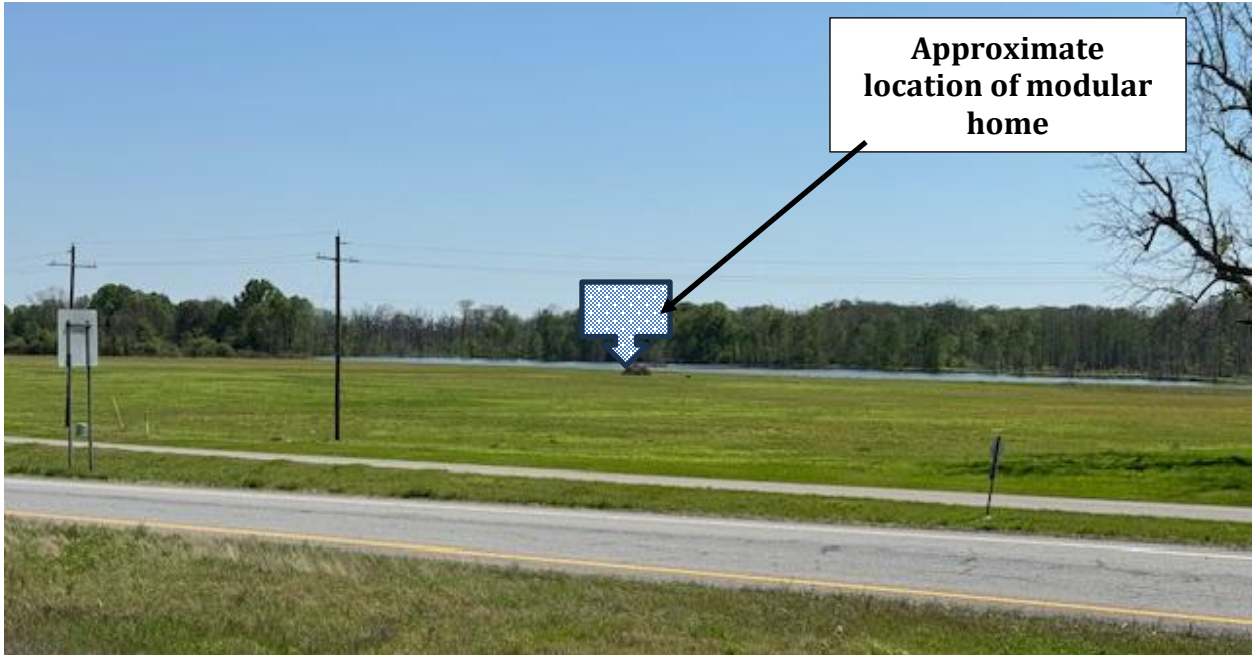
Zoning Map



Aerial photo



Flood hazard map









View from Taylor Phillips Rd



View from Taylor Phillips Rd



View from Taylor Phillips Rd – near access off Hwy 65 S



View off Taylor Phillips Rd around curve and along I-530

Case No. 2025-403



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: WIN'S, INC.

Business Location: (address or lot, block, or nearest intersection) 3400 Hwy 65 S.

Property/Parcel ID No. 931-56121-001

Size of Property (acres): 46 Current Zoning: A-R Ward: 1

Applicant / Business Owner

Property Owner (Must be filled out if different)

Name: WIN'S, INC. - Win Trafford
Address: 2119 W. 2ND
Pine Bluff, AR 71601
Telephone: 870-543-9669
Email: WinTrafford@gmail.com
Fax: 870-535-5551

Name: _____
Address: _____
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? _____

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 _____
Owner _____ or Authorized Agent _____
(Check one)

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

Submission Deadline: _____ Expected Planning Commission Meeting Date: _____

• SEE REVERSE SIDE FOR SUBMISSION REQUIREMENTS •

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

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?

A-R - Farming operations

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

To allow a modular home to be built and agricultural fence along property line

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

We believe a modular home would be a great addition to our property. They are built to all city, state and international building codes.

**RECOMMENDATION
 TO THE
 PINE BLUFF PLANNING COMMISSION**

SUBJECT: Use Permit on Review Request (UPOR) by Glendetta Clemmons with Glendetta Clemmons Ministry to operate a church at 3014 S. Olive Street in a B-3, Highway Commercial zone.

APPLICANT: Glendetta Clemmons

ZONING AND LAND USES: B-3, Highway Commercial

ZONING:	North:	B-3, Hwy Commercial	LAND USE:	North:	Pine Bluff Adult Ed.
	South:	B-3, Hwy Commercial		South:	Orthodontist Ofc. - Vacant
	East:	B-3, Hwy Commercial		East:	Planet Fitness / Restaurant
	West:	B-1, Neighborhood Bus.		West:	S.F. Residence

History

2017-4-25 2801 S. Olive Operate a church in a B-2 zone - Approved

REVIEW COMMENTS

Applicant request approval to operate a church at 3014 S. Olive in a B-3 Highway Commercial zone. Churches are listed as a Use Permit on Review in all zones. Although strip commercial sites are not usually considered a prime space for church operations the main issue other than compatibility is parking. Several units in this strip commercial unit appear to be vacant. Parking is strictly limited to the front and north side of the property. Based on on-site count it appears 29 spaces are available for the entire property. Current operations that exist on site are open 8-5 Monday through Friday thereby making all 29 spaces possibly available for the ministries' use.

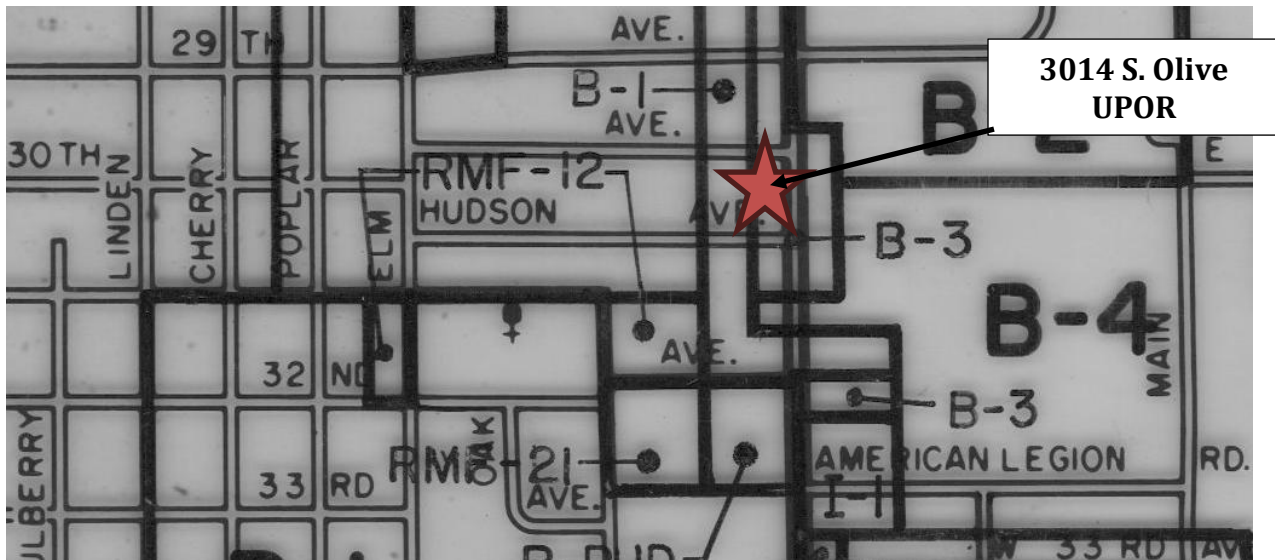
Based on discussion with Ms. Clemmons the space she will be utilizing has approximately 2000 square feet and her congregation at present is approximately 25. Parking for churches is usually calculated at 1 space per four seats: however, with no layout provided staff is unable to determine need based on this parameter. Assuming of the 25 current members most will arrive two to a vehicle approximately 13 spaces would be needed.

Because of the differing hours of operation (weekends and week nights) there would not appear to an issue with compatibility of use.

RECOMMENDATION

Since there does not appear to be an issue with uses based on days and hours of operation and the availability of 29 spaces staff recommends approval with the following conditions:

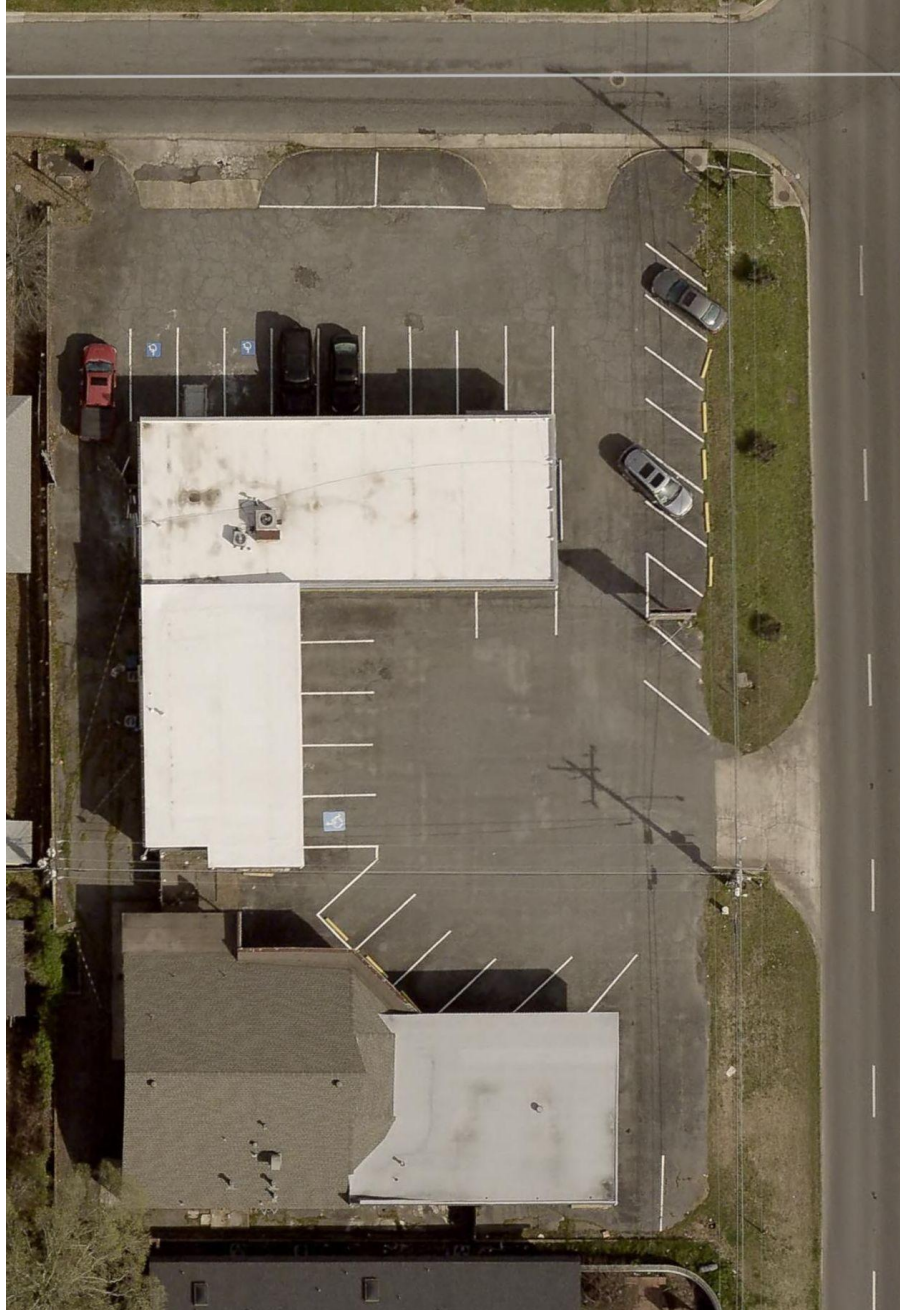
- Fire and Inspection Department approval
- Should parking availability become an issue the Commission reserves the right to rehear the request for a remedy.



Zoning Map



Ownership map







Back side of Retail center



Orthodontics Office to south



Residence to west

Case No. 2025-411



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: Glendetta Clemmons Ministry

Business Location: (address or lot, block, or nearest intersection) 3014 S. Olive
BLK 2, LOTS 19/20 1/2 LOT 21/22 Property/Parcel ID No. 930-48815-000

Size of Property (acres): .602 (Entire Prop) Current Zoning: CI 33 Ward: 1

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

Name: Glendetta Clemmons

Name: MBH Realty LLC

Address: 905 W. 38th Ave
Pine Bluff, AR 71603

Address: 7500 NW 23rd
Bethany, OK 73008

Telephone: 501-454-7001

Telephone: (405) 306-7092 / (405) 620-7019

Email: gcministries3@gmail.com

Email: mbhrealtyllc@gmail.com

Fax: _____

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? _____

Glendetta Clemmons
Applicant / Business Owner Signature

4/3/34
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.)

M Bensassi 4/1/25
Signature Date

Signature Date

Mohammed Bensassi
Printed Name

Printed Name

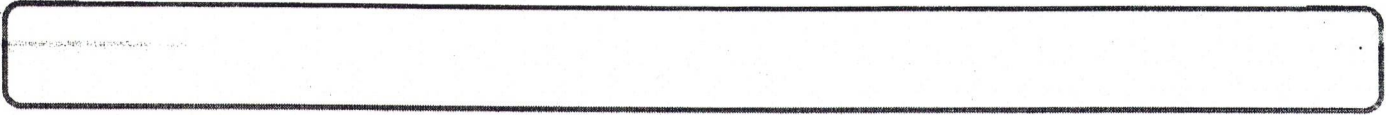
Owner or Authorized Agent _____
(Check one)

Owner _____ or Authorized Agent _____
(Check one)

Submission Deadline: _____ Expected Planning Commission Meeting Date: _____

SEE REVERSE SIDE FOR SUBMISSION REQUIREMENTS

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

B-3 Highway Commercial
Commercial Rental Space

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

Church

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

Establish a church ministry

As of: 4/1/2025

Property Owner

Name: MBH REALTY LLC

Property Information

Physical Address: 3000 S OLIVE ST

Mailing Address: 9121 NW 84TH ST
YUKON, OK 73099

Subdivision: OLIVE TO ELM ADD

Block / Lot: 002 / 019

Type: (CI) Comm. Impr.

S-T-R: 16-06-09

Tax Dist: (031) 3 PINE BLUFF

Size (Acres): 0.602

Millage Rate: 67.30

Extended Legal: BLK 2, LOTS 19 & 20 & N 1/2 LOT 21 & 22

Market and Assessed Values

Taxes

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value	Estimated Taxes:	\$2,760
Land:	\$43,250	\$8,650	\$8,650	Homestead Credit:	\$0
Building:	161800	32360	32360	Status: (N) - No Adj	
Total:	\$205,050	\$41,010	\$41,010	Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.	

Special Assessments

Assessment	Tax Amount
HARDING DRAIN IMP. DISTR.	\$3.38
Total	\$3.38

Land

Land Use	Size	Units
195 FRONT	26217.000	Sq.Ft
Total	26,217.000	

Deed Transfers

Deed Date	File Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
6/9/2021	6/14/2021	1053	768	SpecWarr	693.00	\$210,000	MBH REALTY LLC	Unval.	Improve d
8/30/2018	8/30/2018	1009	112	CommDeed			FCBEA	N/A	Improve d
1/3/2011		893	25	Quit Claim			RWL INVESTMENT S LLC	N/A	N/A
2/27/1995		652	18	Quit Claim			C E PARTNERS LTD PRTNRSHIP ONE	N/A	N/A
7/20/1994		645	281	N/A	660.00	\$200,000	MENARD CHARLES J & WF	N/A	N/A
1/1/1910		000	0000	N/A			720 AUTO PARTS INC	N/A	N/A

As of: 4/1/2025

Reappraisal Value History

Tax Year	Total Value	Total Assessed
2024	\$205,050.00	\$40,788.00
2023	\$205,050.00	\$37,389.00
2022	\$169,950.00	\$33,990.00
2021	\$169,950.00	\$33,990.00
2020	\$169,500.00	\$33,900.00
2019	\$169,500.00	\$33,900.00
2018	\$169,500.00	\$33,900.00
2017	\$235,100.00	\$47,020.00
2016	\$235,100.00	\$47,020.00
2015	\$235,100.00	\$47,020.00

Details for Commercial Card 1

Business Name(s): 3000 S OLIVE
OLIVE STREET PLAZA

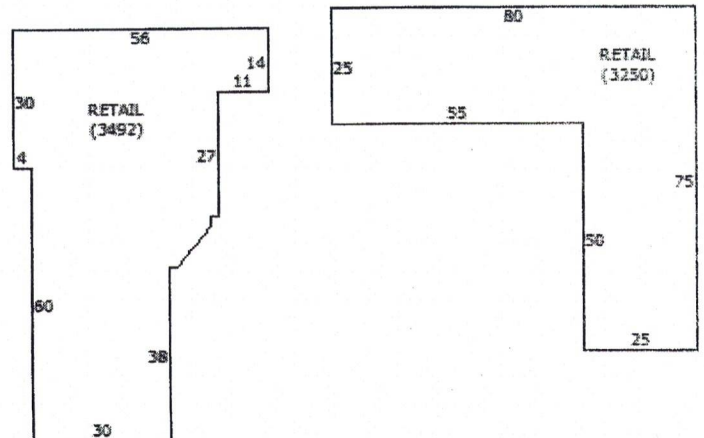
Number of Units:

- Site Work:** Prep;
- Foundation:** N/A
- Floor Struct:** N/A
- Struct. Frame:** Wood
- Exterior Walls:** N/A, WdSiding
- Ext. Wall Load:** NonLoadB
- Roof Struct.:** N/A
- Roof Cover:** N/A

Total Floor Area: 6742

- Floor Cover:** N/A
- Ceilings:** 01
- Interior Finish:** N/A
- Insulation:** N/A
- Appliances:** 00
- Plumbing:** Lavatory
- Electric:** Avg.B
- Misc:** 00

DataScout, LLC



As of: 4/1/2025

Building 1

Age/YC	Condition	Effective Age	Stories	Grade
1978	Average	30	1	D3
Avg. Floor Area: 3492		Common Wall:		
Avg. Perimeter: 287		Total Floor Area: 3492		
No. Floors: 1		Total Height: 10		
Avg. Floor Hgt: 10		Unit Multiplier:		
Occupancy		Heating/Cooling	Sprinkler	
Primary Retail Stores		WrmCl Air	N/A	
Secondary N/A		N/A	N/A	

Building 2

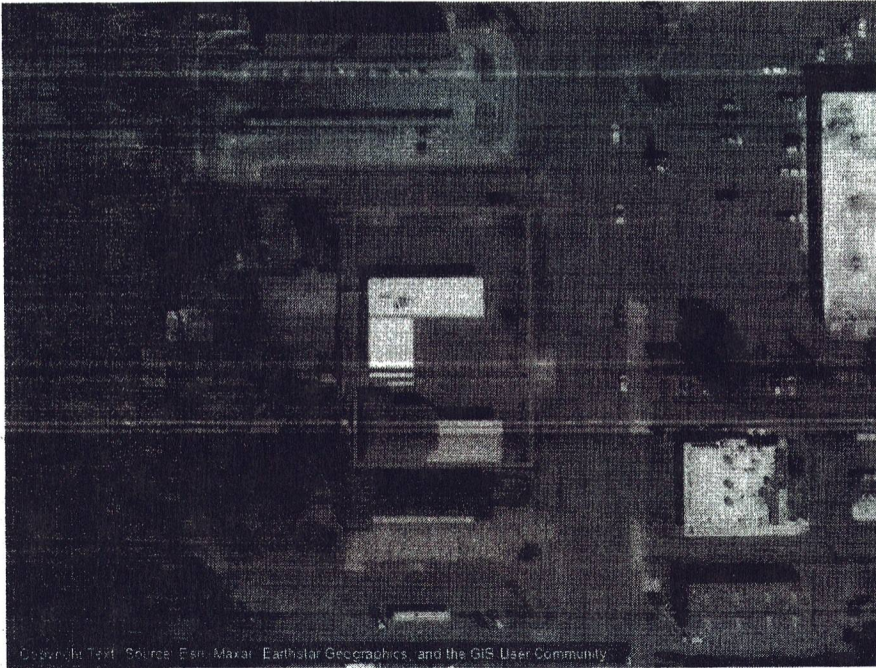
Age/YC	Condition	Effective Age	Stories	Grade
1978	Average	30	1	D3
Avg. Floor Area: 3250		Common Wall:		
Avg. Perimeter: 310		Total Floor Area: 3250		
No. Floors: 1		Total Height: 10		
Avg. Floor Hgt: 10		Unit Multiplier:		
Occupancy		Heating/Cooling	Sprinkler	
Primary Retail Stores		N/A	N/A	
Secondary N/A		N/A	N/A	

Outbuildings and Yard Improvements

Item	Type	Size/Dim	Unit Multi.	Quality	Age
Paving	AS2ON2	14x150			
Paving	AS2ON2	50x125			
Paving	AS2ON2	35x35			
Paving	AS2ON2	80x85			
Paving	AS2ON2	16x35			
Paving	CONC	4x220			
Paving	CONC	4x125			
SIGN					
Sign Posts or Poles		6x18	2		
Multi-Purpose	SUBF	10x20			2020

As of: 4/1/2025

Map



Pine Bluff Shopping Center Schematic

3000
University of Arkansas

3006
VACANT

3008
VACANT

3014

3020
VACANT

S. Olive

Pine Bluff Shopping Center Schematic

