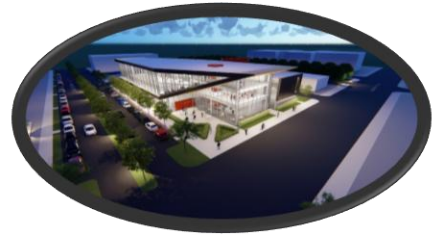


CITY OF PINE BLUFF
PLANNING COMMISSION
MAY 27TH, 2025 4:00 p.m.
City Hall Council Chambers
200 E. 8th Avenue



AGENDA

CALL TO ORDER

CONSIDERATION OF MINUTES: April 29th, 2025

OLD BUSINESS: NONE

NEW BUSINESS:

1. Use Permit on Review Request (UPOR) by 315 Investments, LLC – Tina Fletcher to utilize the property at 1401 Bell Street as meeting spaces, restaurant and retail use. The property is zoned B-6.3 – University Drive District Tier 3.
2. Rezoning request to rezone approximately 2.7 acres from R-2, Residential to R-3, Residential. The property is located in the 2900 block of Ohio Street and is bound by W. 29th Avenue on the north, W. 30th Avenue on the south and S. Pennsylvania on the west.

COMMITTEE REPORTS: NONE

ADJOURNMENT

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

**RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION**

SUBJECT: Use Permit on Review Request (UPOR) by 315 Investments, LLC – Tina Fletcher to utilize the property at 1401 Bell Street as meeting spaces, restaurant and retail use. The property is zoned B-6.3 – University Drive District Tier 3.

APPLICANT: 315 Investments, LLC – Tina Fletcher

ZONING AND LAND USES: B-6.3 – University Drive District Tier 3.

ZONING:	North:	B-6.3 – University District Tier 3	LAND USE:	North:	Vacant
	South:	B-6.3 – University District Tier 3		South:	S.F. Residential
	East:	B-6.5 – University District Tier 5		East:	Lake Saracen
	West:	B-6.3 – University District Tier 3		West:	S.F. Residence / Vacant

HISTORY

2025-3-25 - 1401 Bell - UPOR request to utilize for office space & recreation use - Approved

REVIEW COMMENTS

Applicant was approved in March of this year at 1401 Bell for use as a office/meeting space and recreational uses such as yoga related events. At that time, they were hoping local zoning laws would change and use as an event center would be an option. As stated in their application this time they are no longer looking to use this location as an event venue due to insurance reasons.

In their request for approval they mention that the proposed uses as a casual dining restaurant and retail space were the same as the previous owners; however, that is not the case. The former use, Pine Bluff Foods was a wholesale food warehouse/distributor that did not offer or serve sandwiches nor operated as a retail operation. This was confirmed after speaking with the previous owner. The office/meeting space use was approved at the March meeting though stipulations were attached which will be addressed later. Retail use is a permitted use in the B-6.3 zone which leaves the use of a restaurant as the reason for the UPOR.

Pine Bluff Foods operated as a nonconforming use because of both its type of use and lack of site improvements (parking). The B-6 zone was created to allow greater flexibility and allows mixed use developments. A key component of this zone includes design and architecture standards. The primary goal of the design and architecture standards were for properties fronting on University Avenue. Since this property is three blocks off of University Avenue staff will not focus on the design and architecture requirements.

The biggest obstacle facing this parcel and future use is the lack of improved parking which is a ordinance requirement. No site plan was submitted last time or this time that identifies a parking area or parking spaces. The applicant's statement that the parking would be identical to the previous occupant is false for two reasons. First, the previous use was a nonconforming use that did not meet current code requirements and was considered grandfathered in; however, that status was lost based on length of vacancy of over 1 year actually 3 +. Secondly, parking for a wholesale use would be calculated at a considerably less standard than the allowed retail or restaurant. Wholesale would have been calculated at 2 spaces per 1000 square feet or approximately 15 spaces whereas based on rough calculations of the area use designated on the drawing and aerial imagery 56-76 spaces would be required. No improved parking exists on site at this time.

Conditions that were placed on the March approval included:

- Submittal and approval of plans that indicate interior building usage in order to determine parking needs
- Submittal and approval of an improved parking layout and installation to meet current code requirements.

At this time neither have been submitted.

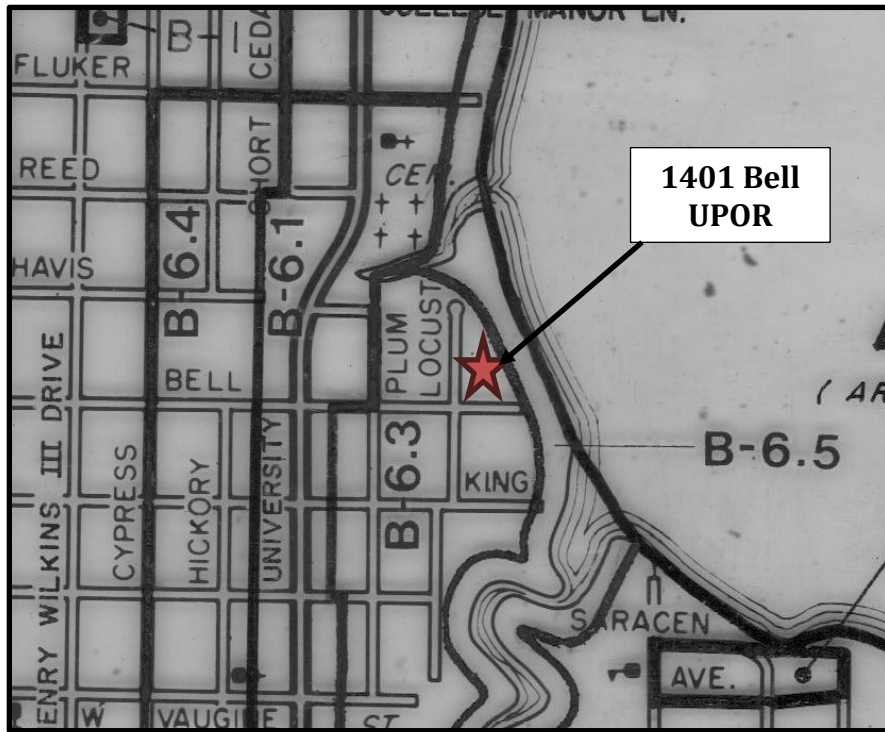
Another misconception about the previous use is the amount of traffic generated. The wholesale business was primarily truck delivery service with occasional passenger traffic generated by individual pickups. To be successful, operating a restaurant and retail use should result in increased traffic. Five residences exist along the section of Bell Street accessing 1401 Bell with one addition that possibly could be affected east of the entrance.

RECOMMENDATION

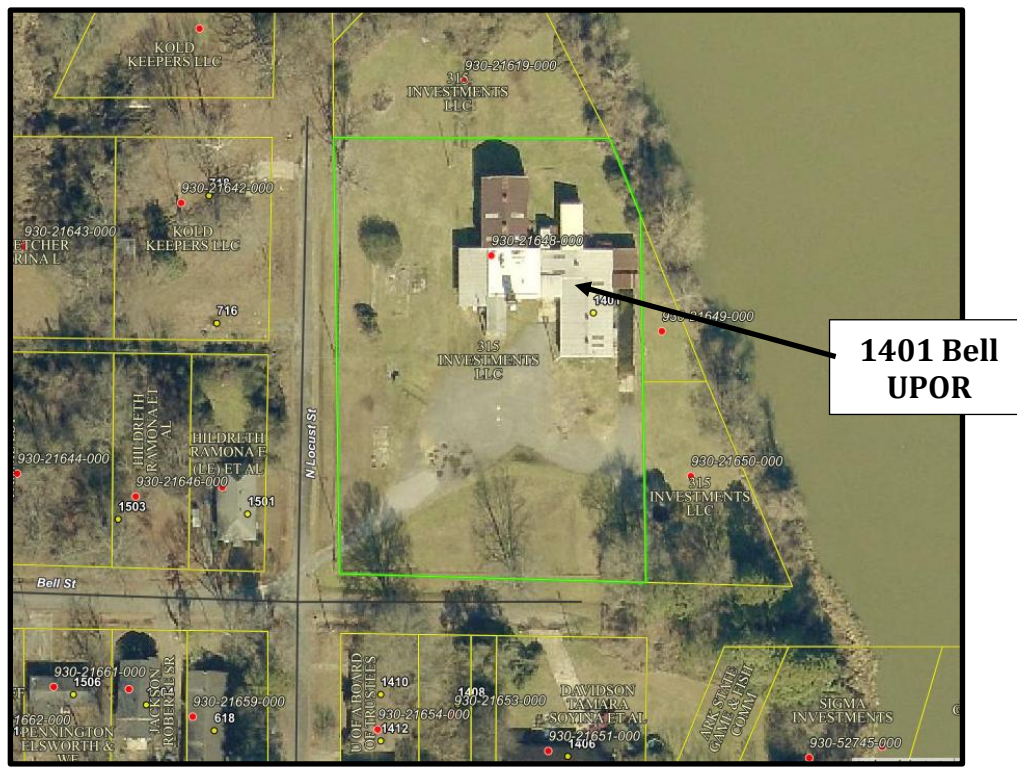
Adjoining property owner should have been notified and therefore have the option of voicing opposition or support. Absence opposition staff does not want to deter development, especially along the lake waterfront which is a vision of Community Development's University Park Plan and therefore will recommend approval with the same conditions as included in the last review and recommendation. Those conditions are:

Therefore, staff recommends approval subject to:

- Submittal and approval of plans that indicate interior building usage in order to determine parking needs
- Submittal and approval of an improved parking layout and installation to meet current code requirements
- Fire and Inspection departments approval



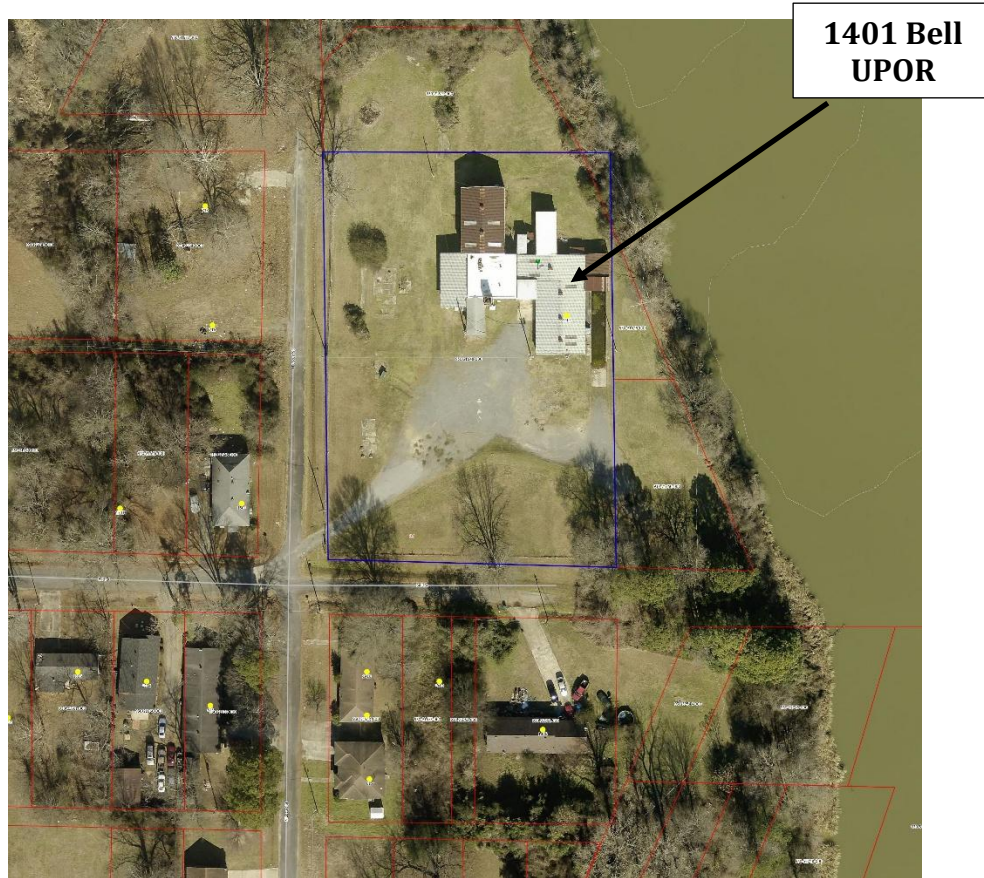
Zoning Map



Ownership map

UPOR

AGENDA ITEM #1
1401 BELL
MAY 27TH, 2025



Aerial Photo



Building view from entrance off Bell and Locust



Building view from entrance off Bell and Locust (Lake Saracen in background)



South side of building former primary access



South side of buildings – access point (gravel parking)



West side of buildings



North side of buildings



North side of buildings



West side of buildings



West side of buildings



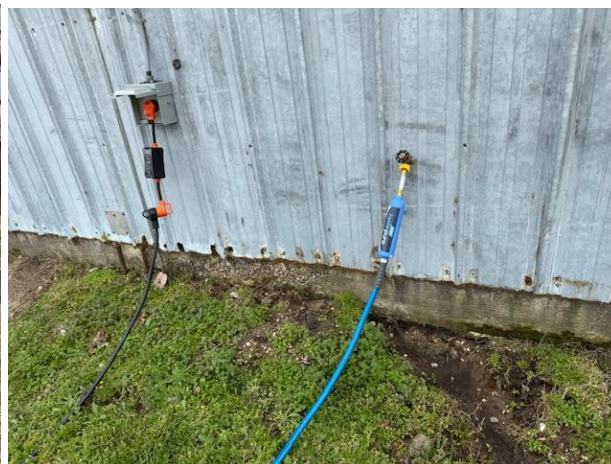
West side of parcel along Lake Saracen



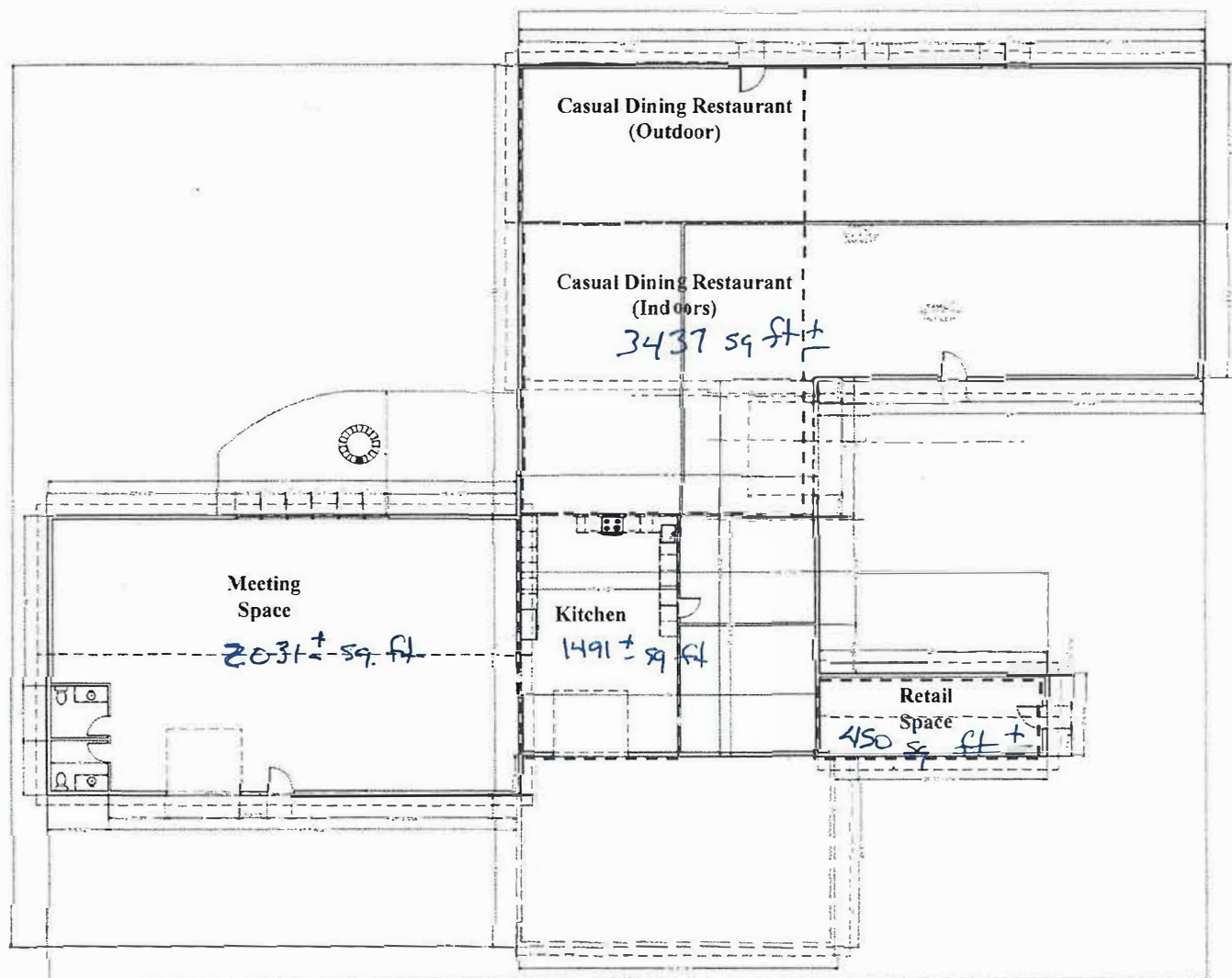
Residences south of 1401 Bell



Residence located across Locust from site entrance



Camper hooked up to water and electricity



Reta.1	5 e 1000	2.25
Mtg / ofc	3.5 e 1000	7.12
Restaurant	13.5 e 1000	46.59
		<u>55.96</u>
Kitchen area	13.5 e 1000 + 20	<u>55.96</u>

Case No. 2025-568

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: 315 Investments LLC

Business Location: (address or lot, block, or nearest intersection) 1401 Bell Street, Pine Bluff, Arkansas 71601 Property/Parcel ID No. 930-21648-000

Size of Property (acres): 2.72 Current Zoning: B-6.3 Ward: 4

Applicant / Business Owner

Name: 315 Investments LLC

Address: 1401 Bell Street
Pine Bluff, Arkansas 71601

Telephone: (501) 977-3290

Email: 315invest@gmail.com

Fax: _____

Property Owner (Must be filled out if different)

Name: _____

Address: _____

Telephone: _____

Email: _____

Fax: _____

Who will run the business? Business Owners Number of employees: 4

Number of off-street parking spaces required: 0 Number provided: Up to 40

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

Will you require a sign? Yes

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.)

Trina L. Fletcher 5/1/2025
Signature Date

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

Signature Date

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

Submission Deadline: _____ Expected Planning Commission Meeting Date: _____

• SEE REVERSE SIDE FOR SUBMISSION REQUIREMENTS •

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

Current zone: B-6.3 B -6.5; Building is currently vacant, formerly Pine Bluff Foods.

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

Zone will not change; proposed use of building is for recreation – eatery/restaurant.

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

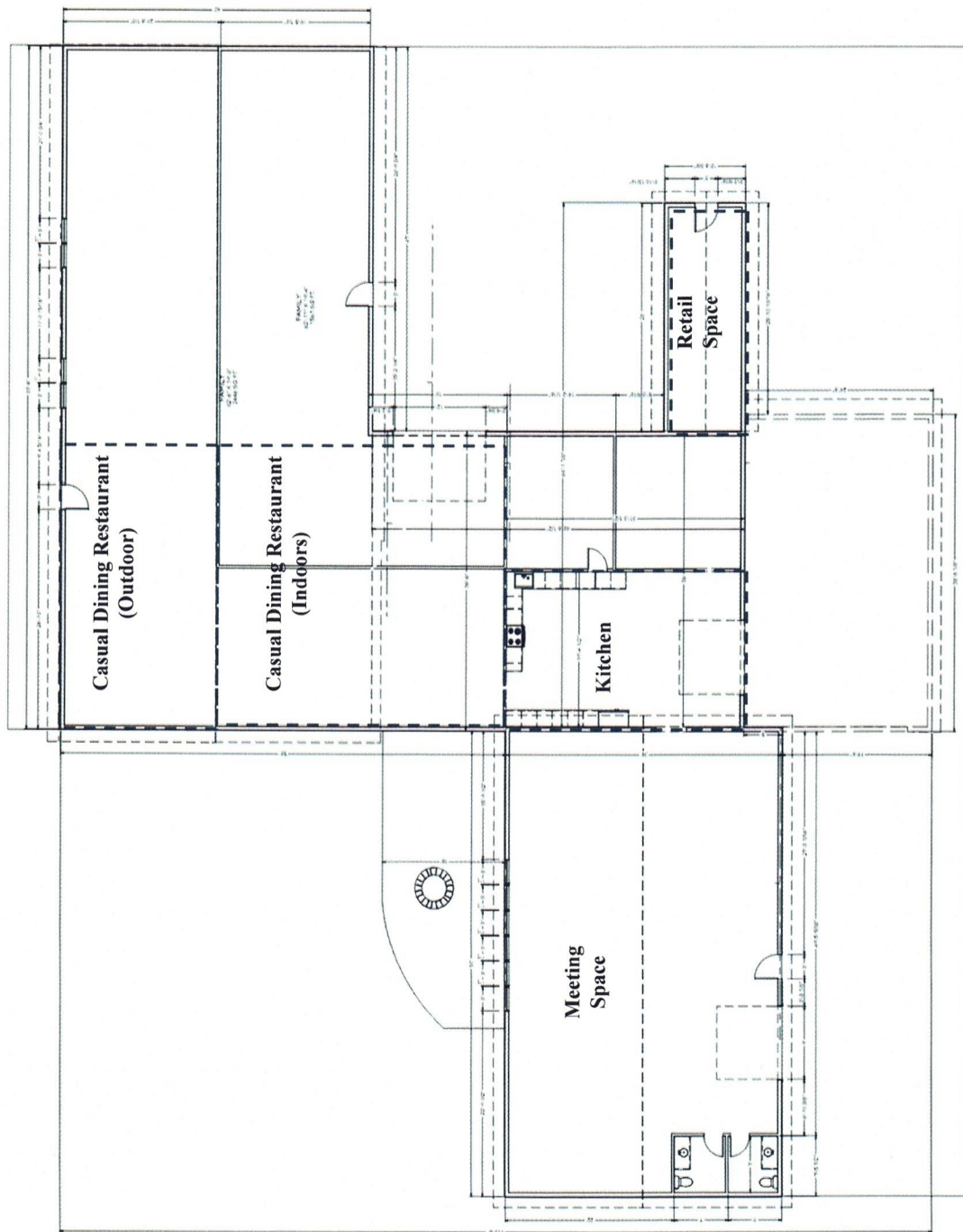
We are writing to formally request approval for the proposed use of the property located at 1401 Bell Street, Pine Bluff, Arkansas 71601. In the March 2025 planning meeting, we received approval to use a portion of the property as a meeting space.

Our team would like to now seek approval to repurpose and enhance available parts of the space for a casual dining restaurant and retail space. These two recreational activities are identical to what Pine Bluff Foods (previous owner of this property) provided when they were in business based on conversations we've had with prospective contractors, neighbors (i.e. Laura Hildreth who owns 2 properties adjacent to our location) and their company Google Reviews page (23 total reviews). **Restaurant Operating Hours:** Weekday hours they sold sandwiches and other food items in a restaurant style between 7 AM and 3 PM on weekdays and 7 AM to 11 PM on Saturday's according to their company YELP page. **Retail:** Pine Bluff Foods also sold bar-b-que sauces and other items on the property during those same office hours. **Traffic:** The level of traffic our additions would have would be identical to Pine Bluff Foods. **Parking:** The parking on site would be identical to Pine Bluff Foods as we have not added any new buildings onto our 3 acres of land. **Kitchen:** A key feature of the property will be a modern industrial kitchen, fully equipped to support both the needs of our meeting space guests and the daily operations of the restaurant.

Approval of these additions will offer a dining experience to the University Drive community. **Filling a Gap:** As of the date of this application submission, there is only one other location on university drive between Martha Mitchell Highway and the Pine Bluff Football Stadium to grab lunch or dinner (i.e. Thomas Groceries).

The proposed use aligns with the character of the surrounding area and will contribute positively to the local economy by attracting local and statewide visitors, supporting local vendors, and creating job opportunities. As this project is neither a demolition or rebuild, we plan to make necessary renovations to ensure compliance with zoning regulations, safety codes, and environmental considerations. Our goal is to preserve the integrity of the property while enhancing its functionality for community engagement.

We appreciate your time and consideration of our request. Please let us know if additional information or documentation is required. We look forward to working with you to bring this project to life.



315 Investments LLC

1401 Bell Street

Pine Bluff, Arkansas 71601

315invest@gmail.com

(501) 977-3290

May 5, 2025

Planning Commission

Pine Bluff, Arkansas

Subject: Request for Approval of Proposed Use - Casual Dining Restaurant and Retail

Dear Planning Commission Members,

I am writing to formally request approval for the proposed use of the property located at 1401 Bell Street, Pine Bluff, Arkansas 71601. The property is currently a vacant commercial building previously used as a meat sourcing company referred to as Pine Bluff Foods.

During the March 2025 planning committee meeting, our organization received UPOR approval for a premier **meeting space**. As a reminder, that will target current organizations such as non and for-profit businesses to host meetings. We will also allow individuals to rent space within the building for working/business purposes (i.e. traditional workday hours, remote work, work related planning meetings).

Our team would like to now seek approval to repurpose and enhance available parts of the space for a **casual dining restaurant** and **retail space**. These two recreational activities are identical to what Pine Bluff Foods (previous owner of this property) provided when they were in business based on conversations we've had with prospective contractors, neighbors (i.e. Laura Hildreth who owns 2 properties adjacent to our location) and their Google Reviews page (23 total reviews). **Restaurant Operating Hours:** Weekday hours they sold sandwiches and other food items in a restaurant style between 7 AM and 3 PM on weekdays and 7 AM to 11 PM on Saturday's according to their company YELP page. **Retail:** Pine Bluff Foods also sold bar-b-que sauces and other items on the property during those same office hours. **Traffic:** The level of traffic for our services being provided would have would been identical to Pine Bluff Foods. **Parking:** The parking on site would be identical to Pine Bluff Foods as we have not added any new buildings onto our 3 acres of land. **Kitchen:** A key feature of the property will be a modern industrial kitchen, fully equipped to support both the needs of our meeting space guests and the daily operations of the restaurant.

Note: We will NOT be using this venue as an event space. For insurance purposes and approximation to the lake, we recognize that it is in our company and the community's best interest to keep traffic and visitation to our location limited to ensure the safety of all those in attendance.

This multi-purpose update aligns with community needs by offering a flexible space for meetings and dining in the University Drive community. We are committed to maintaining the character and integrity of the area while making the necessary updates to ensure code compliance, safety, and environmental stewardship.

The proposed use aligns with the character of the surrounding area and will contribute positively to the local economy by attracting local and statewide visitors, supporting local vendors, and creating job opportunities. As this project is neither a demolition nor rebuild, we plan to make necessary renovations to ensure compliance with zoning regulations, safety codes, and environmental considerations. Our goal is to preserve the integrity of the property while enhancing its functionality for community engagement.

We appreciate your time and consideration of our request. Please let us know if additional information or documentation is required. We look forward to working with you to bring this project to life.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tina Fletcher', written over a horizontal line.

Tina Fletcher, Owner

Trina Fletcher, Owner

315 Investments, LLC

**RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION**

SUBJECT: Rezoning request to rezone approximately 2.7 acres from R-2, Residential to R-3, Residential. The property is located in the 2900 block of Ohio Street and is bound by W. 29th Avenue on the north, W. 30th Avenue on the south and S. Pennsylvania on the west.

APPLICANT: New Saint Hurricane Baptist Church
 Korry Garrett with People First Partners

ZONING AND LAND USES: R-2, Residential

ZONING:	North:	R-2, Residential	LAND USE:	North:	S.F. Residence
	South:	R-2, Residential		South:	Storage Bldg. - applicants
	East:	R-2, Residential		East:	S.F. Residence / WWU Pump Sta.
	West:	R-2, Residential		West:	S.F. Residence

HISTORY

No similar request within area.

REVIEW COMMENTS

Applicant is requesting to rezone a one block area bound by Ohio Street to the east, Pennsylvania Street to the west, W. 29th Avenue to the north and W. 30th Avenue to the south from R-2, Residential to R-3, Residential. The stated purpose of the request is to address the city's housing shortage and expand affordable housing.

The lots in the block are platted at 50 feet by 120 feet or 6000 square feet and although this does not meet the zone's minimum dimension requirements there is an exception for lots subdivided at the time of adoption of this ordinance.

Therefore, single family housing could be built as zoned. Although not stated in their application, following a discussion with the zoning official the intent is to build duplexes. The R-3 zone designation would allow for duplex construction; however, the lots would have to be replatted to meet minimum dimensions of 60-foot width and 7800 square feet. The surrounding residences would be classified as in a declining state with substandard infrastructure in place.

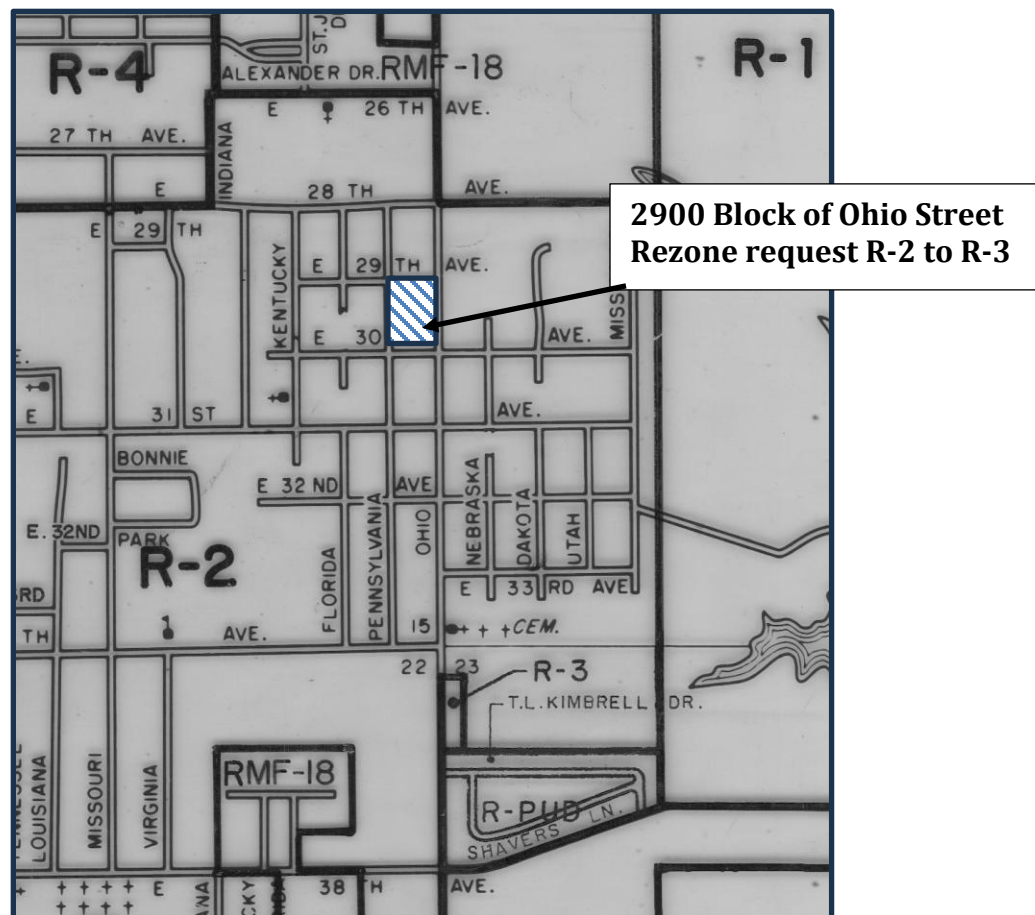
The south half of the block is dissected by a natural drain and subsequently a major portion of the area is located in a floodplain and appears to make the south portion

of the block undevelopable. Other than Ohio Street the improved street width of W. 29th, Pennsylvania and W. 30th range from 10 ½ feet to 13-14 feet.

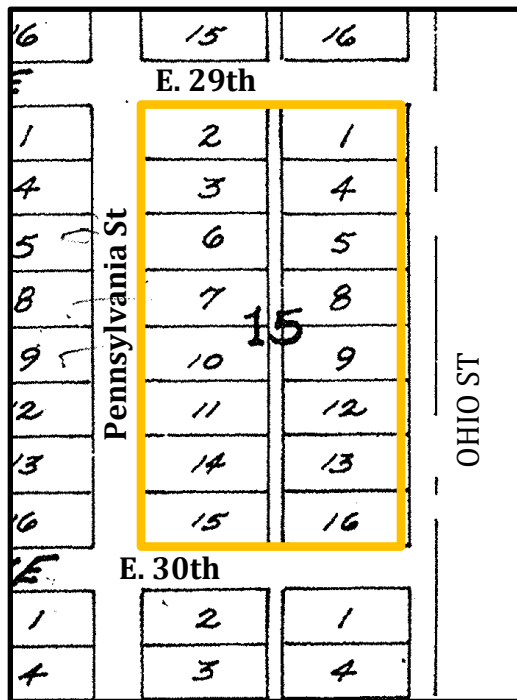
According to the Comprehensive Plan, home ownership is critical to community character. It further reads, “Not because renters are not good people, but they have not made the financial commitment to a place in the same way as a homeowner.” One aspect pointed out during the work on the comprehensive plan and supported by census data is that Pine Bluff has moved from a majority home ownership community to a majority of rental properties.

RECOMMENDATION

There is no simple solution to affordable housing availability and home ownership. When you add the word quality in front of affordable housing it becomes even more difficult. In staff’s opinion the inadequate street infrastructure surrounding the majority of the property does not bode well for residential sustainability especially when doubling down on the additional vehicles with duplex development. Staff does not support this request.



Zoning Map



Plat map of block

REZONE

**AGENDA ITEM #2
2900 BLOCK OF OHIO STREET
MAY 27TH, 2025**



Ownership map



Aerial Photo



Flood zone map



NW Corner Ohio & 30th



Drain near south end of 2900 Block off Ohio



West view off Ohio central portion of block



West view off Ohio central portion of block



South off 29th



Pennsylvania Street – debris left from drain overrun



Drain looking east from Pennsylvania



Pennsylvania Street

REZONE

**AGENDA ITEM #2
2900 BLOCK OF OHIO STREET
MAY 27TH, 2025**



Drain from Pennsylvania

Following pictures are surrounding properties



REZONE

**AGENDA ITEM #2
2900 BLOCK OF OHIO STREET
MAY 27TH, 2025**



REZONE

**AGENDA ITEM #2
2900 BLOCK OF OHIO STREET
MAY 27TH, 2025**



REZONE

**AGENDA ITEM #2
2900 BLOCK OF OHIO STREET
MAY 27TH, 2025**



REZONE

**AGENDA ITEM #2
2900 BLOCK OF OHIO STREET
MAY 27TH, 2025**

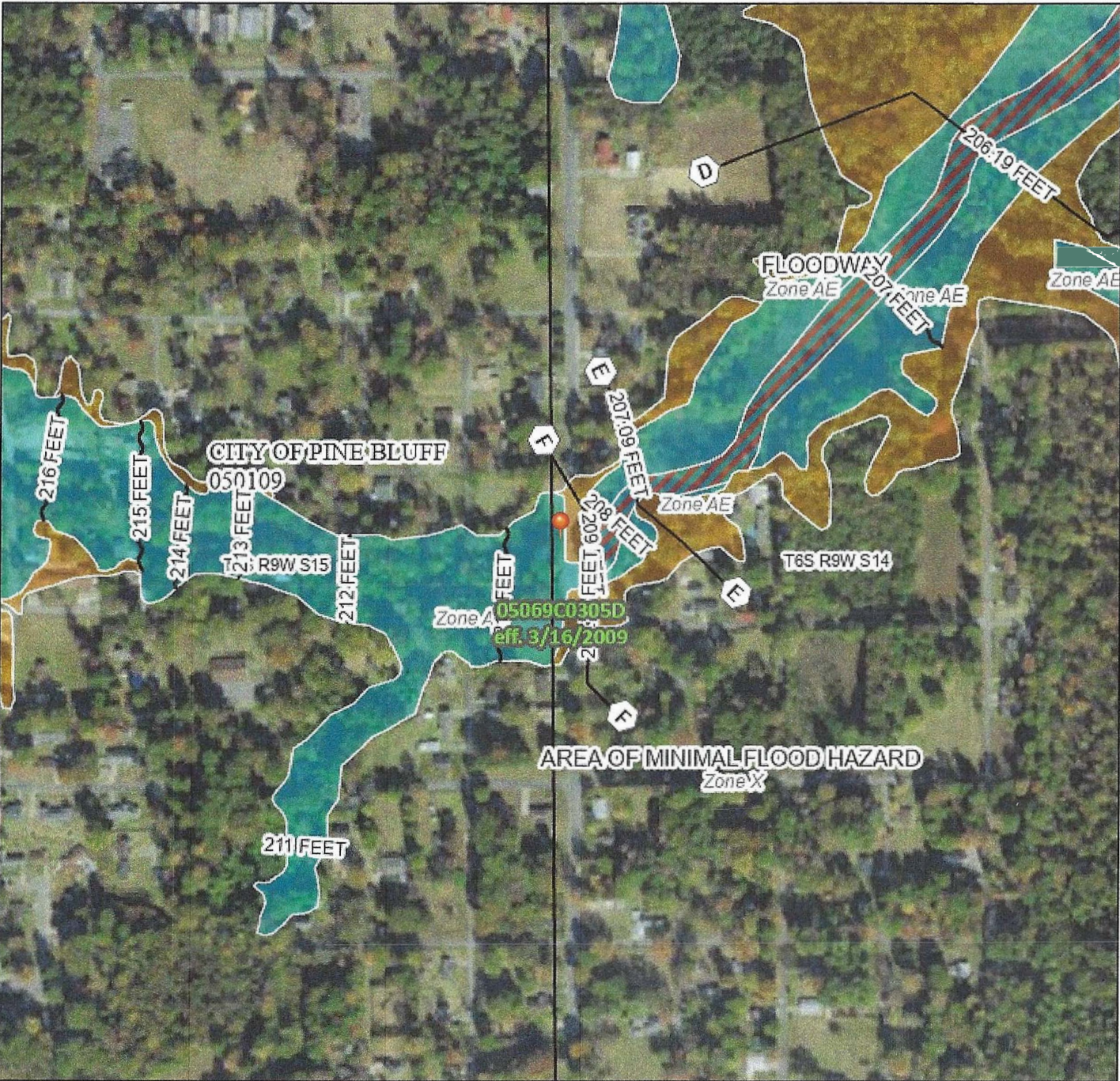


East 30th Avenue

National Flood Hazard Layer FIRMette



91°59'41"W 34°12'15"N


























0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- | | | |
|-----------------------------|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SPECIAL FLOOD HAZARD AREAS |  | Without Base Flood Elevation (BFE)
Zone A, V, A99 |
| |  | With BFE or Depth Zone AE, AO, AH, VE, AR |
| |  | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD |  | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
| |  | Future Conditions 1% Annual Chance Flood Hazard Zone X |
| |  | Area with Reduced Flood Risk due to Levee. See Notes. Zone X |
| |  | Area with Flood Risk due to Levee Zone D |
| OTHER AREAS |  | NO SCREEN Area of Minimal Flood Hazard Zone X |
| |  | Effective LOMRs |
| GENERAL STRUCTURES |  | Area of Undetermined Flood Hazard Zone D |
| |  | Channel, Culvert, or Storm Sewer |
| OTHER FEATURES |  | Levee, Dike, or Floodwall |
| |  | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation |
| |  | 17.5 Coastal Transect |
| |  | Base Flood Elevation Line (BFE) |
| |  | Limit of Study |
| |  | Jurisdiction Boundary |
| |  | Coastal Transect Baseline |
| MAP PANELS |  | Profile Baseline |
| |  | Hydrographic Feature |
| |  | Digital Data Available |
| MAP PANELS |  | No Digital Data Available |
| |  | Unmapped |

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/16/2025 at 6:55 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

2025-544



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 or Applicant Name: New Saint Hurricane Baptist Church

Business Location: (address or lot, block, or nearest intersection) E. 29th / S. Ohio Street

BLK 15, LOTS 1 thru 15, Taylor & Greenfield Add.

Property/Parcel ID No. 930-63600-000

Size of Property (acres): 2.17 Ac

Current Zoning: R2

Ward: _____

Applicant / Business Owner

Name: Korry Garrett / People First Partners

Address: 3750 Prince Street – Suite A
Conway, Arkansas 72034

Telephone: (501) 269-0999

Email: Admin@PeopleFP.com

Fax: _____

Property Owner (Must be filled out if different)

Name: New Saint Hurricane Baptist Church

Address: 3319 S Ohio Street
Pine Bluff, Arkansas 71601

Phone: (501) 269-0999

Email: Admin@PeopleFP.com

Fax: _____

Brief description of request: Rezone property from R-2 to R-3

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

Who will run the business? New Saint Hurricane Baptist Church Number of employees: 1

Number of off-street parking spaces required: N/A Number provided: N/A

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

Will you require a sign? No

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.)*

Derick Easter

4/29/2025

Signature

Date

Signature

Date

Derick Easter

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?

This property is currently zoned: R2. The property is vacant land.

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

Proposed Use and Zone Request: R-3 Residential

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

New Saint Hurricane Baptist Church would like to work with the City of Pine Bluff to revitalize the area neighborhood. As a part of our Project Next Phase III initiative, we are requesting change of zoning designation from R2 Residential to R-3 Residential.

In an effort to address the city's housing shortage and help expand affordable housing options, our church would like to develop some of our existing church-owned properties. To assist us with this process, we have hired People First Partners, LLC. Their company has a proven track record of success in revitalizing neighborhoods, creating affordable housing options, and stimulating economic growth in local communities.

With a proud history of serving local families, New Saint Hurricane Baptist Church stands at the heart of Pine Bluff, acting as a central hub for outreach and support. We are committed to increasing housing availability in our progressive city that will transform underutilized spaces into thriving environments.

This change of zoning initiative represents a crucial step towards building a stronger, more inclusive community around our church. Together we can create a vibrant neighborhood that reflects the values of support, unity and progress in our great city!

SCALE: 1" = 60'

Uses of all adjoining property = R2

