

CITY OF PINE BLUFF

PLANNING COMMISSION

SEPTEMBER 28TH, 2021 4:00 P.M.
PINE BLUFF CONVENTION CENTER



AGENDA

CALL TO ORDER

CONSIDERATION OF MINUTES: August 31st, 2021 Planning Commission

OLD BUSINESS: NONE

NEW BUSINESS:

1. Use Permit on Review Request (UPOR) to convert an existing office building into an upscale residential multi-family 4 unit apartment complex. The property is located at 402 E. 5th Avenue and is zoned B-4, General Commercial.

COMMITTEE REPORTS: Tiny House report

OTHER ITEMS

ADJOURNMENT

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

**RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION**

SUBJECT: Use Permit on Review Request (UPOR) to convert an existing office building into an upscale residential multi-family 4 unit apartment complex. The property is located at 402 E. 5th Avenue and is zoned B-4, General Commercial.

APPLICANT: Annette Terry

ZONING AND LAND USES: **B-4, General Commercial**

ZONING:	North:	I-3, Industrial	LAND USE:	North:	Church
	South:	B-4, General Commercial		South:	Vacant / SF Residential
	East:	B-4, General Commercial		East:	Vacant
	West:	B-4, General Commercial		West:	Restaurant – Lucky's

REVIEW COMMENTS

Request is being made to convert an existing office building to a residential 4-unit multi-family complex. The property has been used as a law office and by the Literacy Council. The building has been vacant for several years and is located along E. 5th Avenue which is also State Highway 190.

Multi-family units up to 21 units per acre are allowed with Planning Commission approval in the B-4 zone. Adequate parking is available to meet the parking ordinance requirements for the requested 4 units. It has been several years since any development has taken place within a five-block area of this property. The area sits on the fringe of the B-5 Central Business District. Most uses allowed in the B-4 zone are more intense than the requested use.

RECOMMENDATION

Although the new Comprehensive Plan is not adopted, this request is consistent with the opinions and discussions that are included in the draft as well as other discussions concerning downtown development and the need for residential housing along the fringe area of commercial downtown development. Staff recommends approval subject to meeting Inspection and Fire Department approval.



UPOR

**AGENDA ITEM #1
402 EAST 5TH AVENUE
SEPTEMBER 28TH, 2021**



UPOR

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UPOR

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402 EAST 5TH AVENUE
SEPTEMBER 28TH, 2021**





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: Annette Terry

Business Location: (address or lot, block, or nearest intersection) 402 East 5th Ave, Pine Bluff AR, 71601 Property/Parcel ID No. 930-70409-000

Size of Property (acres): 0.351 acre / 15,269 sq ft Current Zoning: B-4 General Comm Ward: W1

Applicant / Business Owner

Name: Annette Terry
Address: 5509 Greensward Dr East
Pine Bluff, AR. 71603
Telephone: (8700 540-6802
Email: annetteterry1976@gmail.com
Fax: None

Property Owner (Must be filled out if different)

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

Who will run the business? Annette Terry Number of employees: 1
Number of off-street parking spaces required: None Number provided: Office Assistance
Are there any special licenses for your business? No (explain) _____
Will you require a sign? YES

Annette Terry 26 Aug 2021
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>Annette Terry</u> <u>21 Aug 21</u>	
Signature _____	Signature _____
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. 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 or former use of the property?

Professional offices with 4 suites in the building.

2. What is the proposed use you are requesting?

Renovate building into a up scale, residential multi-family 4 Complex Apartment
with my real estate/ property management office on site.

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

Rent to be based on market prices.



September 7, 2021

Lakihia Hill
Code Enforcement
City of Pine Bluff

Dear Ms. Hill,

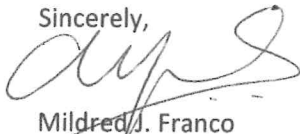
I'm writing on behalf of Ms. Annette Terry. Ms. Terry successfully finished the Entrepreneurship: Creating a Business program at The Generator in June 2021. Her business idea, which she continues to diligently pursue, is to transform her property on 5th Avenue into four apartments.

Ms. Terry has been a client of The Generator since mid-July 2018 when she first started attending business workshops. Since she finished the program in June 2021, Ms. Terry continues to meet with me to further develop her business plan.

I hope that with your help, she will be able to make her business idea a reality.

Please do not hesitate to contact me if you have any questions at francomildred@goforwardpb.org.

Sincerely,



Mildred J. Franco
Executive Director

As of: 8/18/2021

Property Owner

Name: TERRY ANNETTE

Property Information

Physical Address: 402 E 5TH AVE

Mailing Address: 5509 E GREENSWARD DR
PINE BLUFF, AR 71603

Subdivision: WOODRUFF ADD W & S

Type: (CI) Comm. Impr.

Block / Lot: 070 / 002

Tax Dist: (031) 3 PINE BLUFF

S-T-R: 32-05-09

Millage Rate: 61.30

Size (Acres): 0.351

Extended Legal: BLK 70, N 130 FT OF 2 EXC HWY R/W (TRACT 8) AS DESCRIBED IN CIV-92-146

Market and Assessed Values

Taxes

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value	Estimated Taxes:	\$1,600
Land:	\$15,250	\$3,050	\$3,050	Homestead Credit:	\$0
Building:	115250	23050	23050	Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.	
Total:	\$130,500	\$26,100	\$26,100		

Special Assessments

Assessment	Tax Amount
HARDING DRAIN IMP. DISTR.	\$8.30
Total	\$8.30

Land

Land Use	Size	Units
15269 SQ FT	15269.000	Sq.Ft
Total	15,269.000	

As of: 8/18/2021

Deed Transfers

Deed Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
12/21/2017	998	345	Warr. Deed	46.20	\$14,000	TERRY	Unval.	Improve
12/12/2016	982	672	Quit Claim			ANNETTE		d
6/2/1997	679	372	Warr. Deed	462.00	\$140,000	KORB DAVID	N/A	N/A
						LITERACY	Valid	Improve
						COUNCIL OF		d
1/3/1997	674	328	Quit Claim			JEFF CO		
						MULLIS BART	N/A	N/A
8/13/1996	669	167	N/A			G ET AL		
						MULLIS BART	N/A	N/A
						ET AL		
7/30/1996	668	564	Redem			MULLIS BART	N/A	N/A
			Deed			ET AL		
7/1/1994			N/A			MULLIS BART	N/A	N/A
						ET AL		
9/4/1992	C92	146	N/A			MULLIS BART	N/A	N/A
						ET AL		
9/17/1987	572	592	Quit Claim			MULLIS BART	N/A	N/A
						ET AL		

Reappraisal Value History

Tax Year	Total Value	Total Assessed
2015		
2016		
2017	\$100,250.00	\$20,050.00
2018	\$132,750.00	\$26,550.00
2019	\$132,750.00	\$26,550.00
2020	\$132,750.00	\$26,550.00

Details for Commercial Card 1**Business Name(s):**

402 E 5TH

Number of Units:**Site Work:** Prep;**Foundation:** N/A**Floor Struct:** N/A**Struct. Frame:** Wood**Exterior Walls:** N/A**Ext. Wall Load:** NonLoadB**Roof Struct.:** N/A**Roof Cover:** N/A**Total Floor Area:** 5220**Floor Cover:** N/A**Ceilings:** Acoust**Interior Finish:** N/A**Insulation:** N/A**Appliances:** None**Plumbing:** DrinkFEI**Electric:** Avg.B**Misc:** 10**Building 1**

Age/YC	Condition	Effective Age	Stories	Grade
1977	Average	40	2	D3

Avg. Floor Area: 3845**Avg. Perimeter:** 284**No. Floors:** 2**Avg. Floor Hgt:** 10**Common Wall:****Total Floor Area:** 5220**Total Height:** 20**Unit Multiplier:****Occupancy****Primary** Office Buildings - Comm.**Secondary** N/A**Heating/Cooling**

None

N/A

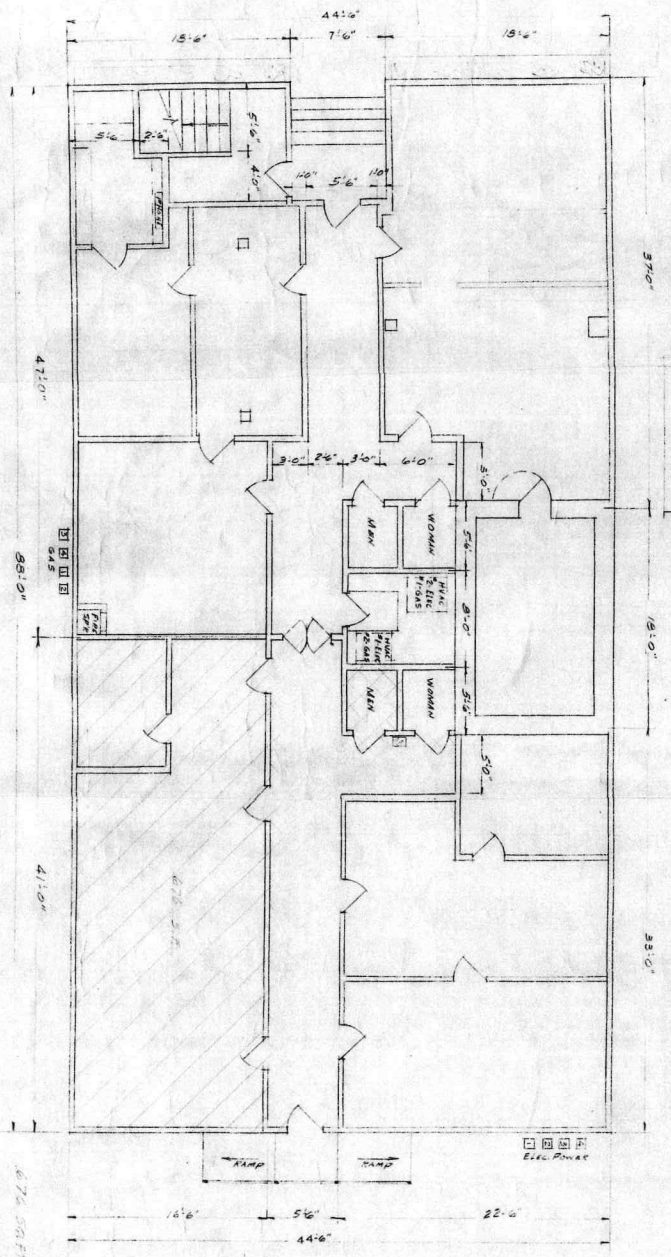
Sprinkler

Part.Wet

N/A

Outbuildings and Yard Improvements

Item	Type	Size/Dim	Unit Multi.	Quality	Age
Paving	AS2ON2	132x66			
Paving	AS2ON2	60x40			
Paving	AS2ON2	68x18			
Walls, Masonry	CBRICK	4x360			
Fence, Wood	SBOARD	6x82			



PLAN OF FIRST FLOOR
SCALE 1/4"=1'-0"

676 SOUTH CHINA AREA
4976 GAS METER NO. 2
4976 ELECTRIC METER NO. 1

PROJECT NO.	402 E 5TH
CLIENT	BLUFF AREA IMPROVEMENT DISTRICT
DATE	8/2/78
BY	JOHN H. HARRIS
CHECKED	JOHN H. HARRIS
SCALE	1/4"=1'-0"
SHEET NO.	104