



BZA Request Index Cover Sheet

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BZA Application Request Attachment A Letter

This project is industrial in nature as a Spec Warehouse, and in a commercial / industrial area. During the construction permitting process, the city has requested, for the safety and maneuverability of fire fighters during an event, to add a fire apparatus access road the rear (west) of the building if possible. The owner agreed, and a redesign of the project was produced and resubmitted to make the adjustment.

The IBC code allows an "all weather road" that will support the load of a fire truck as acceptable. This is a chat drive with a sub-base as required, typical of any paved road, without paving and curb and guttering.

We ask for a variance to not provide curb, gutter, and paving for this emergency only access road. We can provide gate access only with fire access knox box, to limit any other access than fire if that is something planning / engineering would like to see as an option.

Although this project is in a commercial / industrial area, we can screen the road from the frontage of CW Post Road as best possible with landscaping.

The addition of this road was not anticipated by our owner, and it will be a financial burden to curb, gutter, and pave this access road with heavy paving, just for use as an emergency access road, and for the intended use of this property as warehouse lease.

We humbly ask for your consideration.



**CITY OF JONESBORO
BOARD OF ZONING ADJUSTMENT
APPLICATION REQUESTING VARIANCE &
NONCONFORMING USE CHANGE REQUESTS**

Case Number _____ BZA Deadline _____
Date Submitted 03/02/2023 BZA Meeting Date March

OWNER/APPLICANT INFORMATION

Property Owner	<u>John Stuckey</u>	Applicant	<u>Jeremy Ellis - Genesis Arch 101</u>
Address	<u>10415 Stuckey Lane</u>	Address	<u>P.O. Box 7</u>
Phone	<u>Trumann, AR 72472</u>	Phone	<u>Jonesboro, AR 72403</u>
Signature	<u>870-227-1043</u>	Signature	<u>8870-273-5016</u>
	Project Property: 6515 CW Post Road		JCE

DESCRIPTION OF REQUESTED VARIANCE

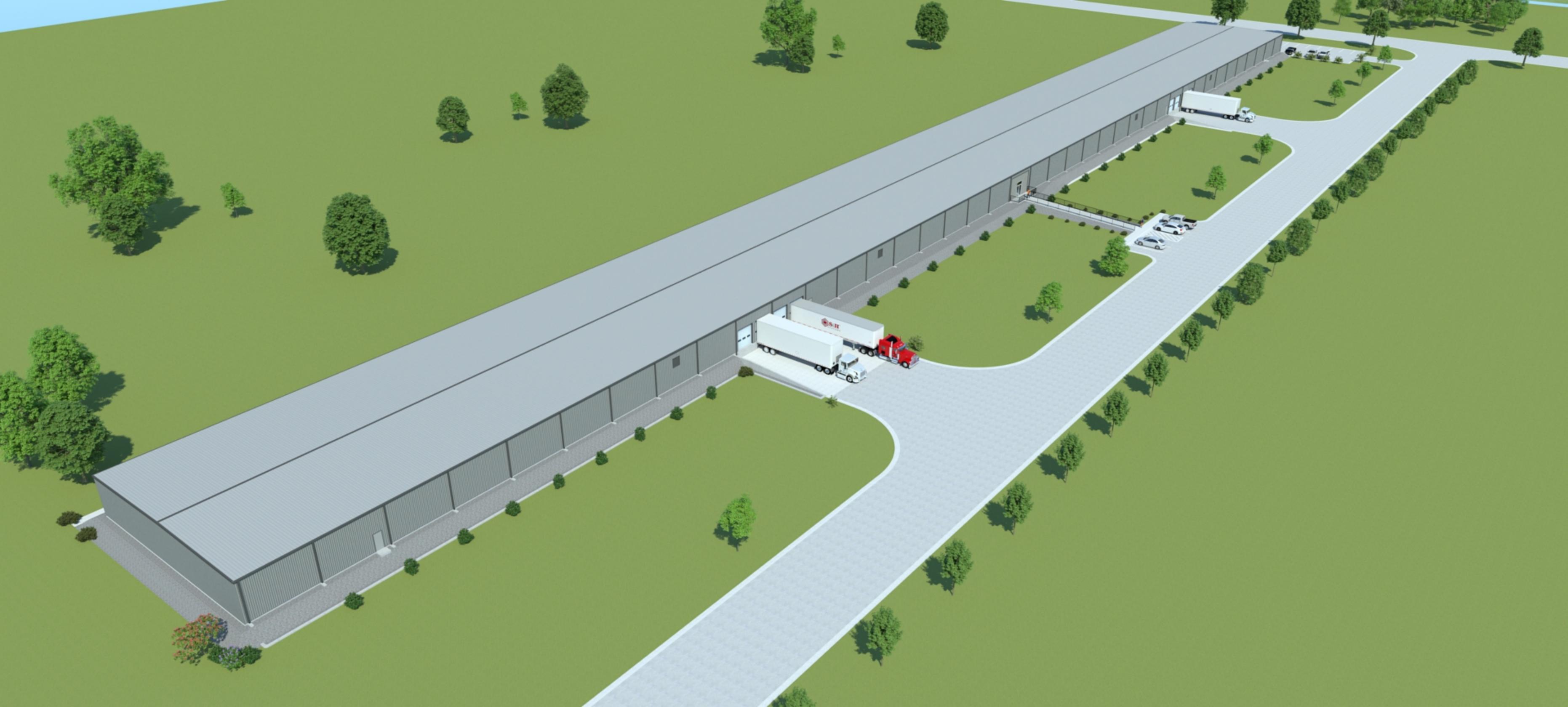
* to provide fire truck . apparatus "all weather road" for emergency use only, unpaved.
We propose to provide the all weather road, and restrict public access by a gate, and to screen the road with landscaping where possible.

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST

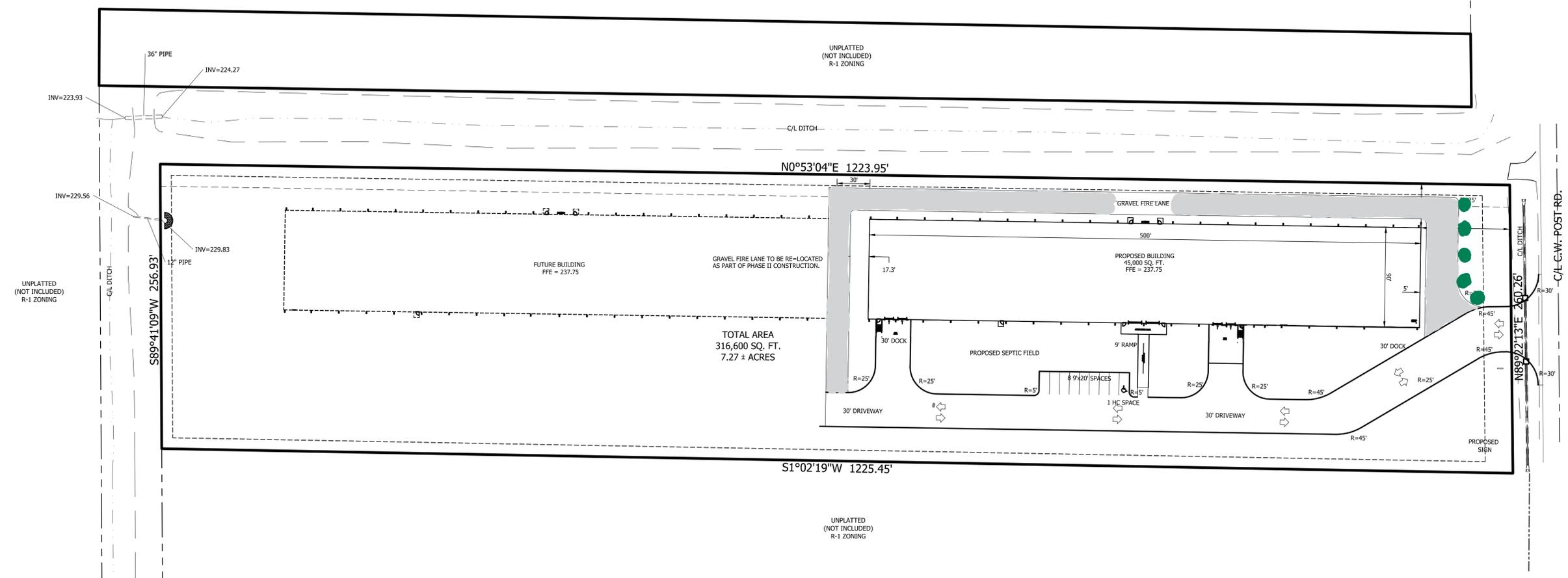
* cost of paving, guttering this road is prohibitive for the owner who did not anticipate this requirement.
The road proposed meets the request of the Jonesboro Fire Department and NFC.

GENERAL SUBMITTAL INFORMATION

- Submit a narrative letter explaining your request along with seven (7) copies of an accurate site plan drawn at a scale that clearly illustrates the requested use, the subject property, and surrounding properties, streets and easements, etc.
- Provide confirmation receipts to our office that adjoining owners of all properties have been notified.





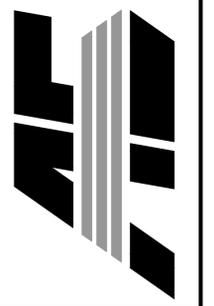


SITE NOTES

1. ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
2. ALL CURB RETURN RADII SHALL BE 5' UNLESS OTHERWISE NOTED.
3. PROJECT SITE IS CURRENTLY VACANT.
4. SITE IS EXEMPT FROM SIDEWALK REQUIREMENT - NO PUBLIC SANITARY SEWER IS AVAILABLE TO THE SITE AND THE PROVISIONS OF SUCH SERVICE IS NOT PLANNED WITHIN THE NEXT 12 MONTHS.

SPEC WAREHOUSE DEVELOPMENT
JOHN STUCKEY, OWNER
6515 C.W. POST ROAD
JONESBORO, ARKANSAS

ASSOCIATED ENGINEERING, LLC
 CIVIL ENGINEERING • LAND SURVEYING
 LAND PLANNING
 103 SOUTH CHURCH STREET • P.O. BOX 1462
 JONESBORO, AR 72403
 PH: 870-932-3594 • FAX: 870-935-1263



NO.	DESCRIPTION	DATE
1	REVISIONS PER CITY	02/18/23

SITE PLAN

DATE: 11/30/2022 DRAIN: CCH
 CADD FILE: 22154-SDP CHECKED: JME
 DWG#: XXXXXXXX.XXXX SHEET
 SCALE: 1" = 50' C004



Moore Rd

Craighead County
Highway Department



© Google

C W Post Rd

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C W Post Rd

C W Post Rd

C W Post Rd

Arkansas National Guard
Family Assistance Centers

DITCH

SITE

DITCH

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Moore Rd