



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

Case Number _____ BZA Deadline _____
Date Submitted 02-24-2012 BZA Meeting Date _____

OWNER/APPLICANT INFORMATION

Property Owner	<u>Jonesboro Cycle & ATV</u>	Applicant	<u>Jeremy Ellis, Little & Assoc. Arch.</u>
Address	<u>4815 East Parker Road</u>	Address	<u>501 Union, Jonesboro, AR 72401</u>
Phone	<u>870-935-2887</u>	Phone	<u>930-3813 office / 273-5016 mobile</u>
Signature	<u>Ben Kisling</u>	Signature	

DESCRIPTION OF REQUESTED VARIANCE

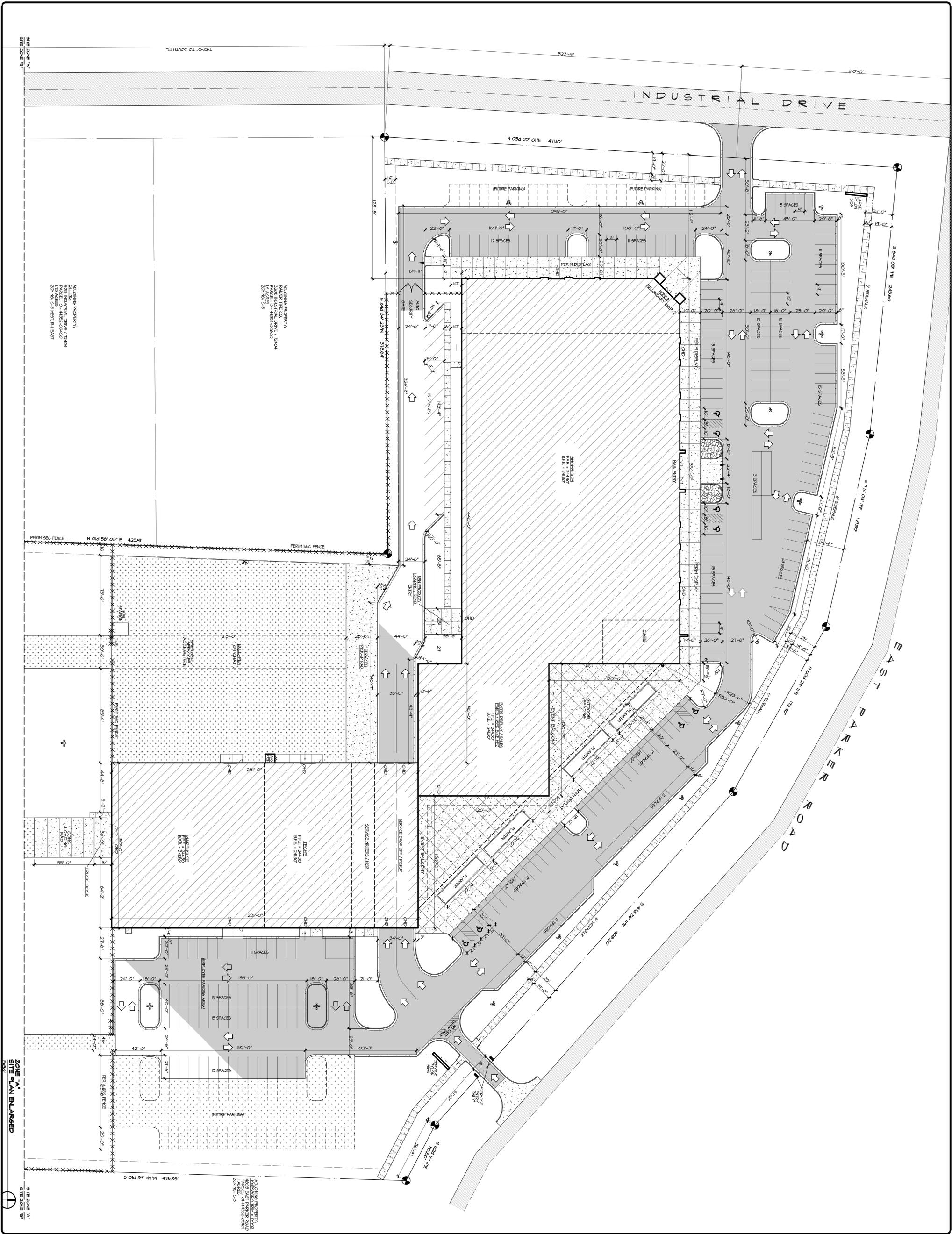
1. Reduce (not omit) overlay requirements of exterior 80% masonry wood stone.
2. Request for 3/4 minus compacted chat paving @ secured area in lieu of asphalt. Holding "Bull Pen" to be enclosed with security fencing to hold customer serviced machines, which shall be a non-public use area, and not visible from the public.

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST

1. Full Masonry exterior projections, perimeter wainscot, and planters are planned at all visible customer touch points. The Architectural intent is to use high-end metal & ACM panels at other elevation faces that better represent corporate branding of products and the type of dealership, similar to what you would expect IE: Toyota, Chevrolet, Honda, etc. The non-customer viewable areas are proposed as standard metal panel for cost reduction to make this large project feasible and not put such a burden on the business & employees that the project is unattainable. The project finishes will fulfill the aesthetic spirit of the overlay district requirements.
2. To reduce cost and limit hard surface paving in a non-public use outdoor storage space.

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.



ADJOINING PROPERTY:
 SUTNIK
 232 INDUSTRIAL DRIVE / 2304
 173 ACRES
 ZONING: C-1 (IND. COMM.)

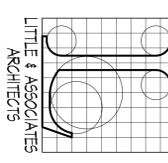
ADJOINING PROPERTY:
 SUTNER TRUCK CO. / 2304
 PARCELS: 014455-0000
 ZONING: C-3

ZONE 'A'
 SITE ZONE 'B'

ZONE 'A'
 SITE PLAN ENLARGED

S2

EQI UNION
 JONESBORO, AR 72401
 (870) 4903913 OFFICE
 (870) 4903920 FAX
 EMAIL: littlearch@bbci.com

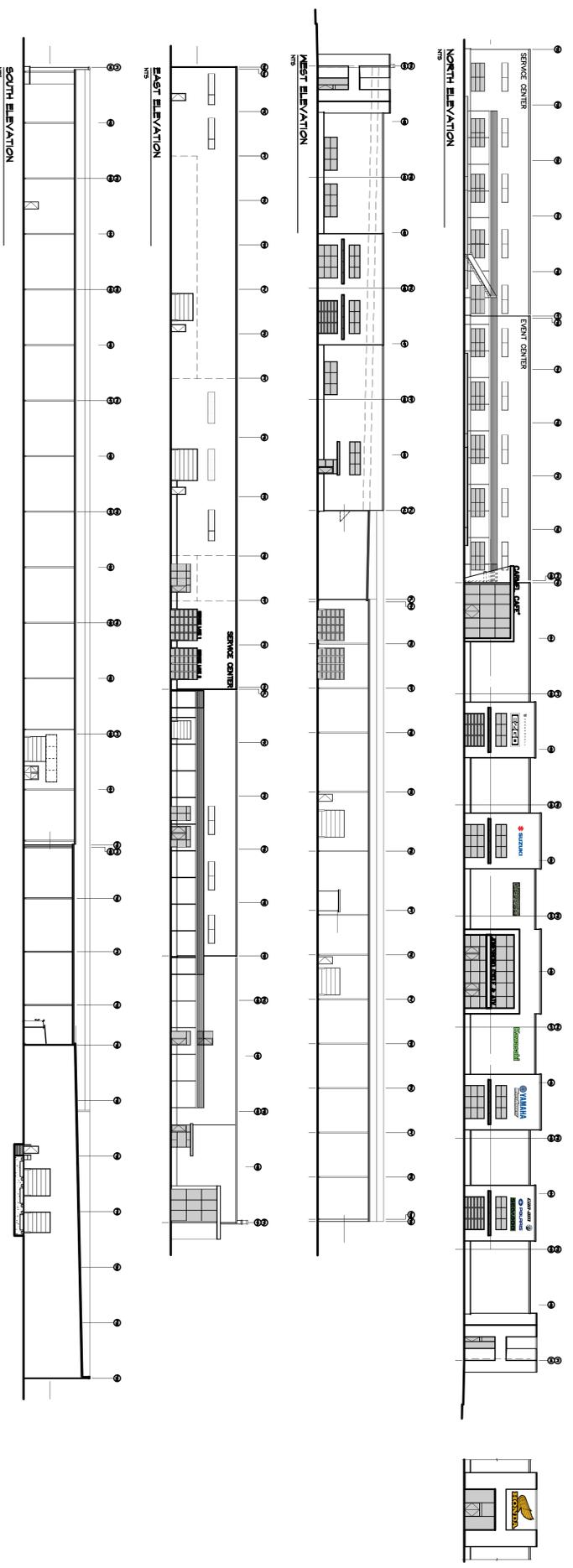
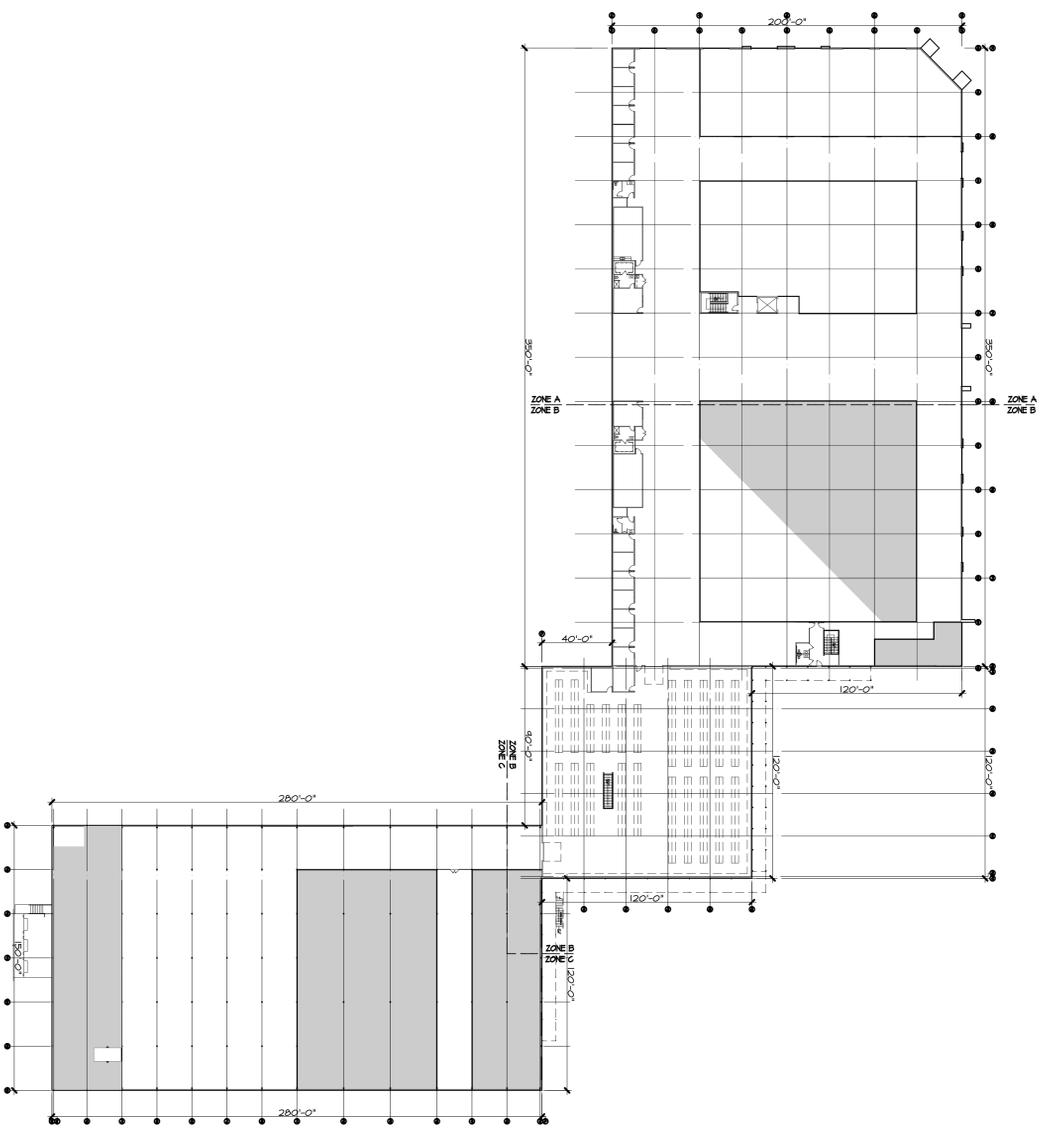
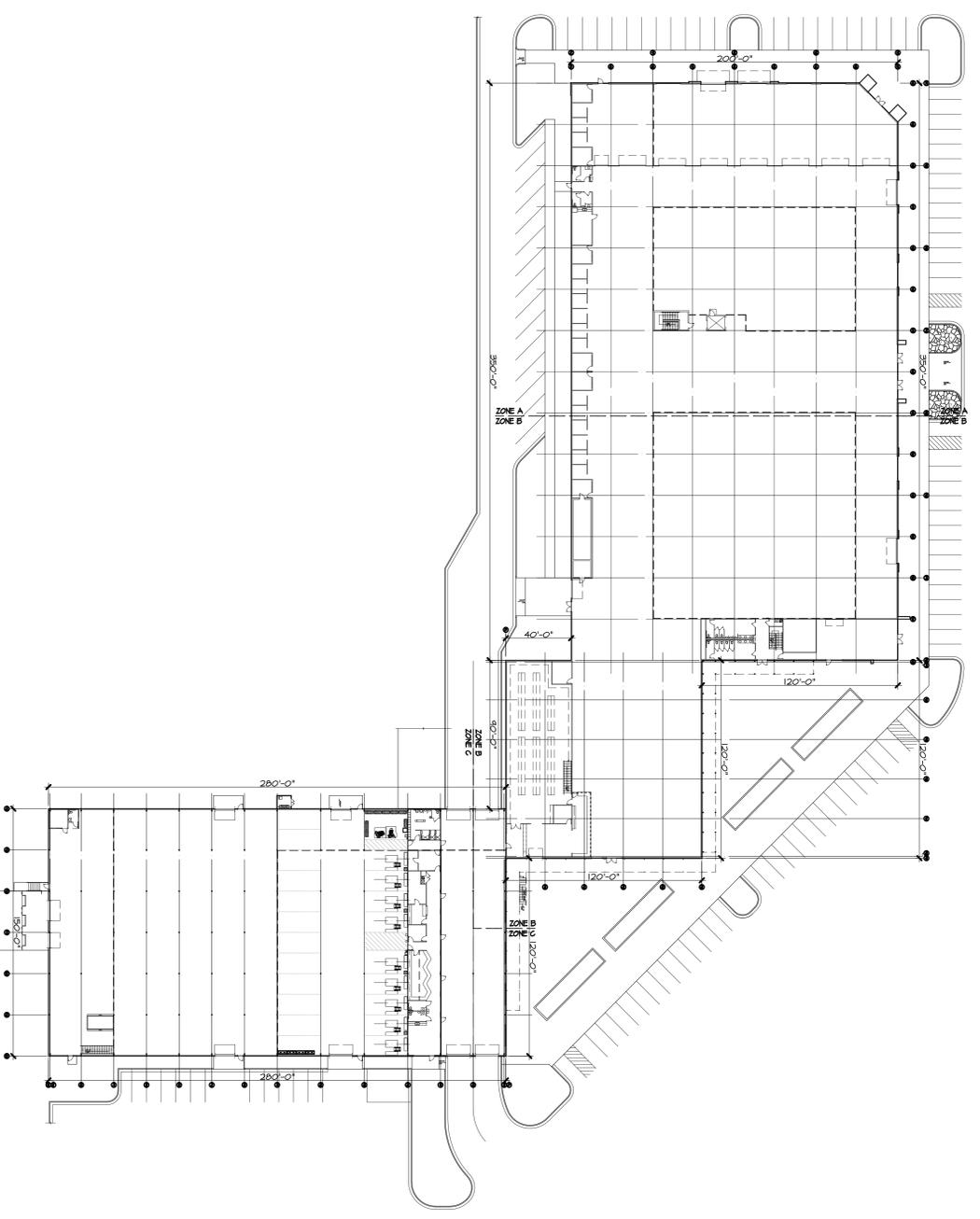


NEW DEALERSHIP FACILITY FOR:
JONESBORO CYCLE & ATV
 EAST PARKER ROAD
 JONESBORO, ARKANSAS

ADJOINING PROPERTY:
 SUTNER TRUCK CO. / 2304
 PARCELS: 014455-0000
 ZONING: C-3

SITE PLAN ENLARGED - ARCHITECTURAL
 ZONE 'A'

REVISIONS		
NO.	DATE	DESCRIPTION



FIRST FLOOR KEY REFERENCE PLAN

SECOND FLOOR MEZZANINE KEY REFERENCE PLAN

NEW DEALERSHIP FACILITY FOR:
JONESBORO CYCLE & ATV
 EAST PARKER ROAD
 JONESBORO, ARKANSAS 72404

DATE: 01/04/2020
 DRAWN BY: [signature]
 CHECKED BY: [signature]

LITTLE & ASSOCIATES
 ARCHITECTS

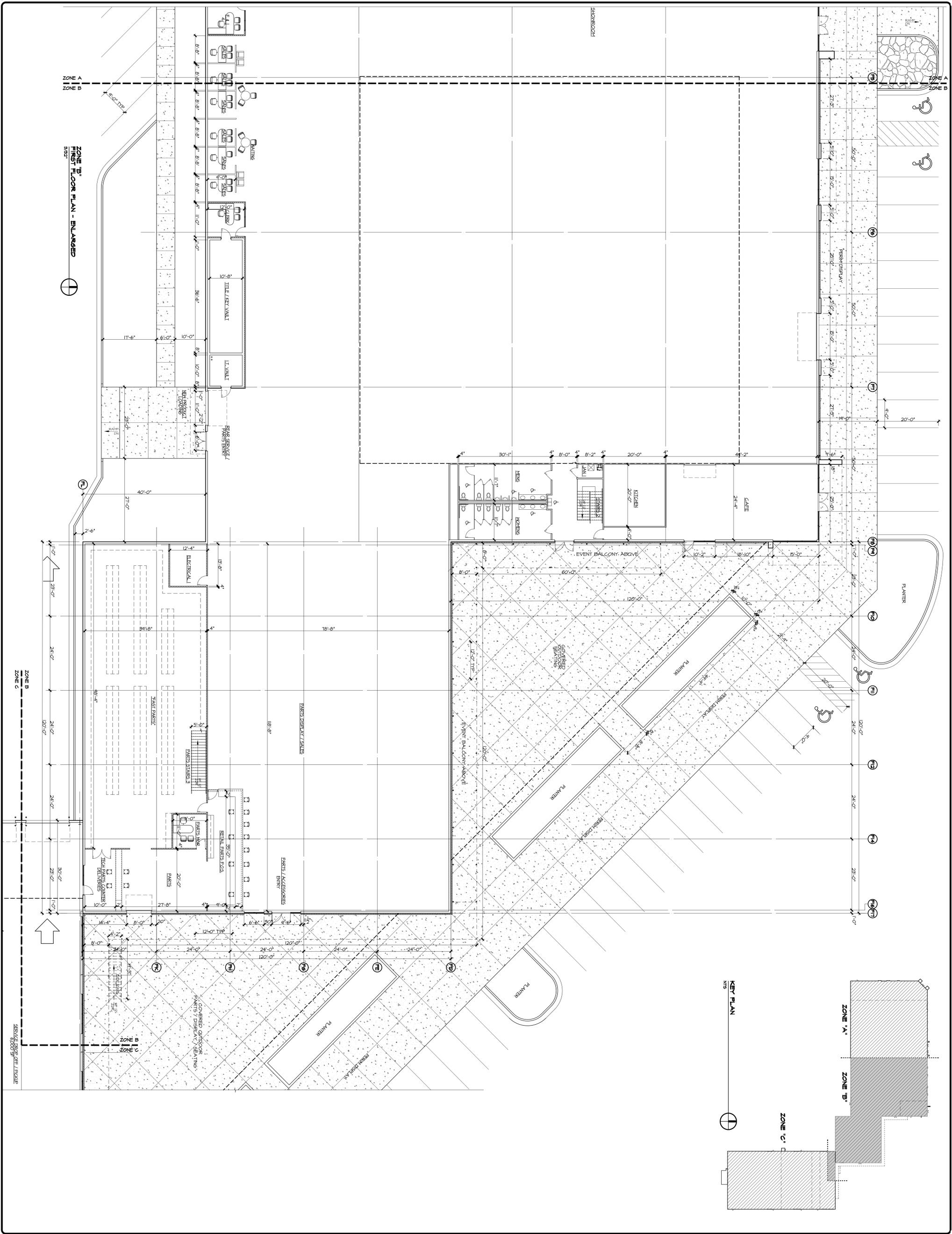
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 EMAIL: [email]

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REVISIONS

NO.	DATE	DESCRIPTION

KEY REFERENCE PLAN



ZONE A
ZONE B
ZONE B
FIRST FLOOR PLAN - ENLARGED
1/8" = 1'-0"

ZONE B
ZONE C
SERVICE FRONT, ONE / PEOPLE
20000

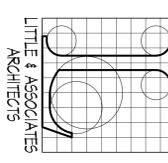
KEY PLAN
NMS



REVISIONS		
NO.	DATE	DESCRIPTION

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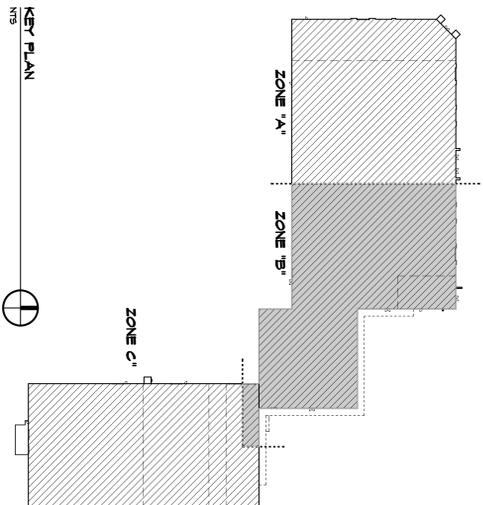
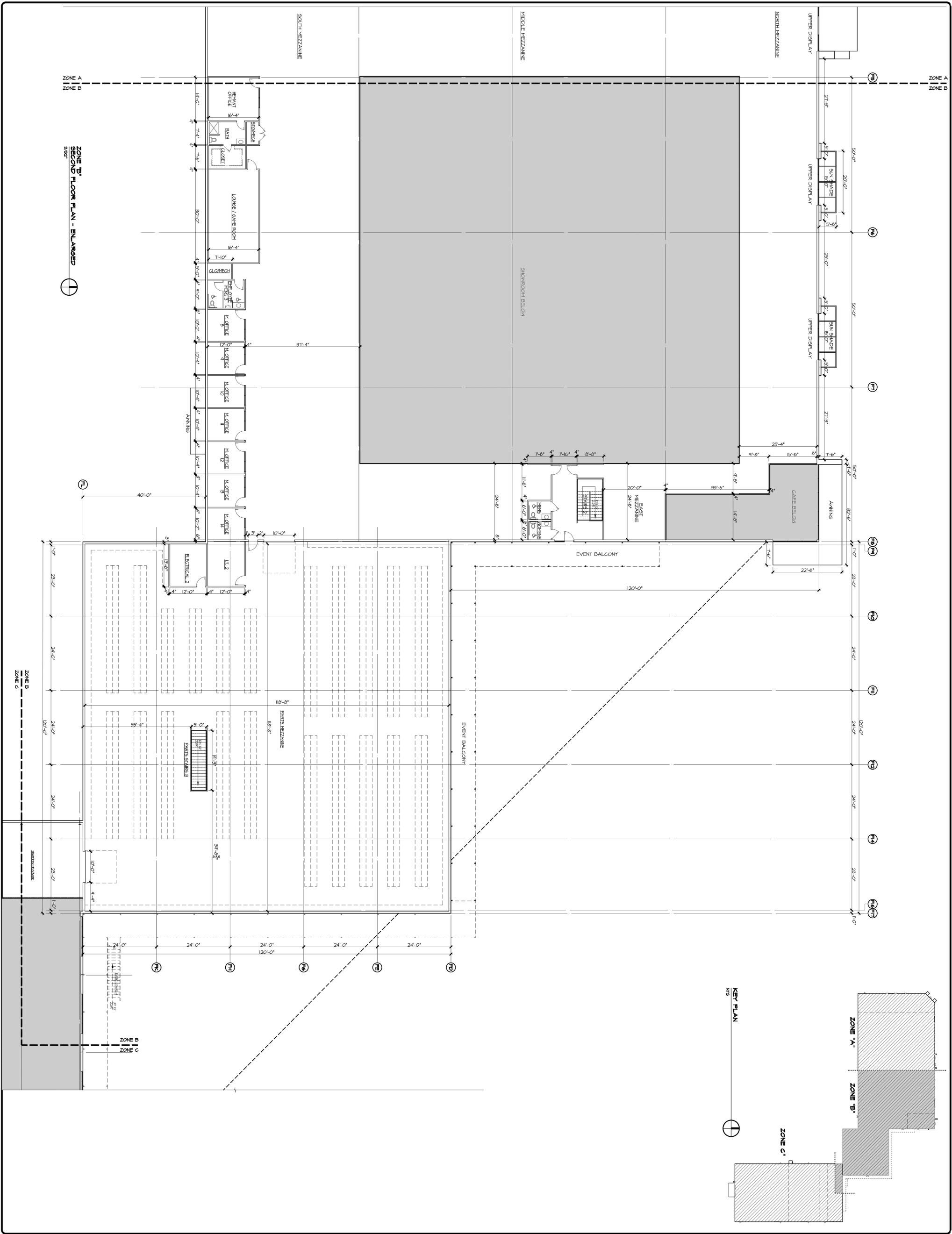
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NEW DEALERSHIP FACILITY FOR:
JONESBORO CYCLE & ATV
 EAST PARKER ROAD
 JONESBORO, ARKANSAS 72404
 DATE: 01/04/2020
 DWG: 010

FIRST FLOOR PLAN - ENLARGED
 ZONE "B"

3/10/2020
 1/11/2020
 1/11/2020



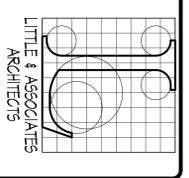
REVISIONS

NO.	DATE	DESCRIPTION

SECOND FLOOR PLAN - ENLARGED
ZONE "B"

NEW DEALERSHIP FACILITY FOR:
JONESBORO CYCLE & ATV
 EAST PARKER ROAD
 JONESBORO, ARKANSAS 72404

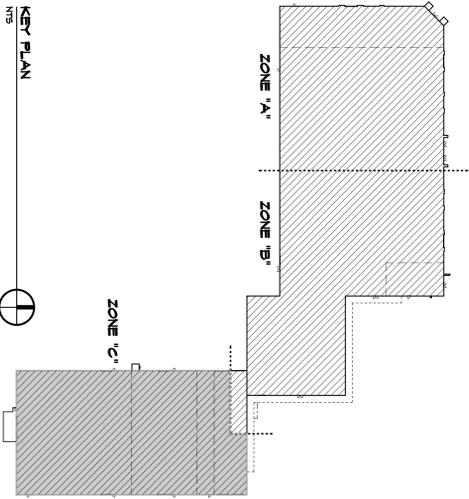
DATE: 01/04/2020
 DWG: 200



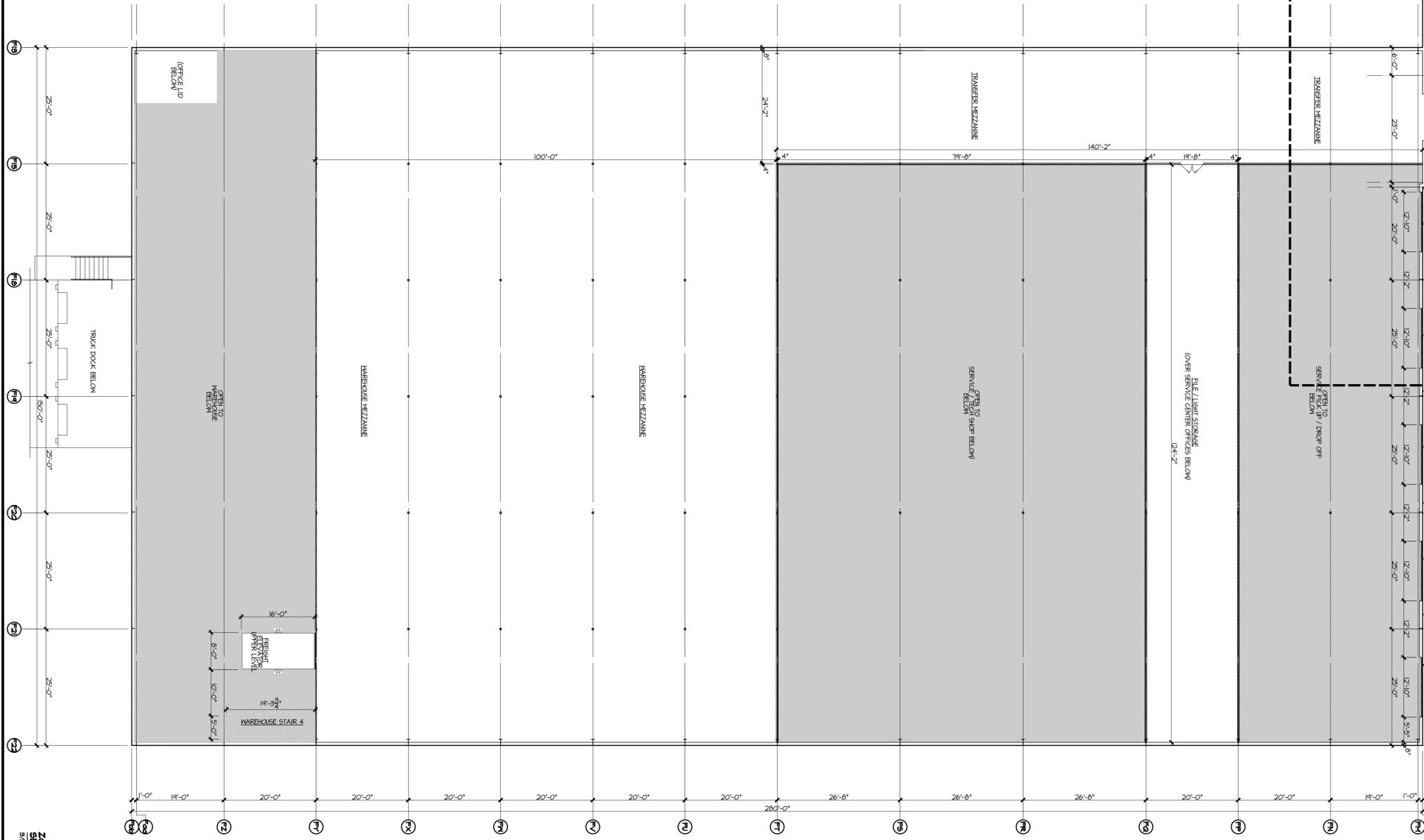
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KEY PLAN



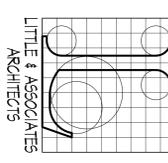
ZONE B
ZONE C



ZONE 'C'
SECOND FLOOR PLAN - ENLARGED
3/22



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NEW DEALERSHIP FACILITY FOR:
JONESBORO CYCLE & ATV
EAST PARKER ROAD
JONESBORO, ARKANSAS 72404

SECOND FLOOR PLAN - ENLARGED
ZONE 'C'

REVISIONS

NO.	DATE	DESCRIPTION



