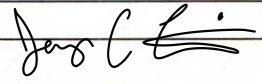




**CITY OF JONESBORO
BOARD OF ZONING ADJUSTMENT
APPLICATION REQUESTING VARIANCE &
NONCONFORMING USE CHANGE REQUESTS**

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	<u></u>

DESCRIPTION OF REQUESTED VARIANCE

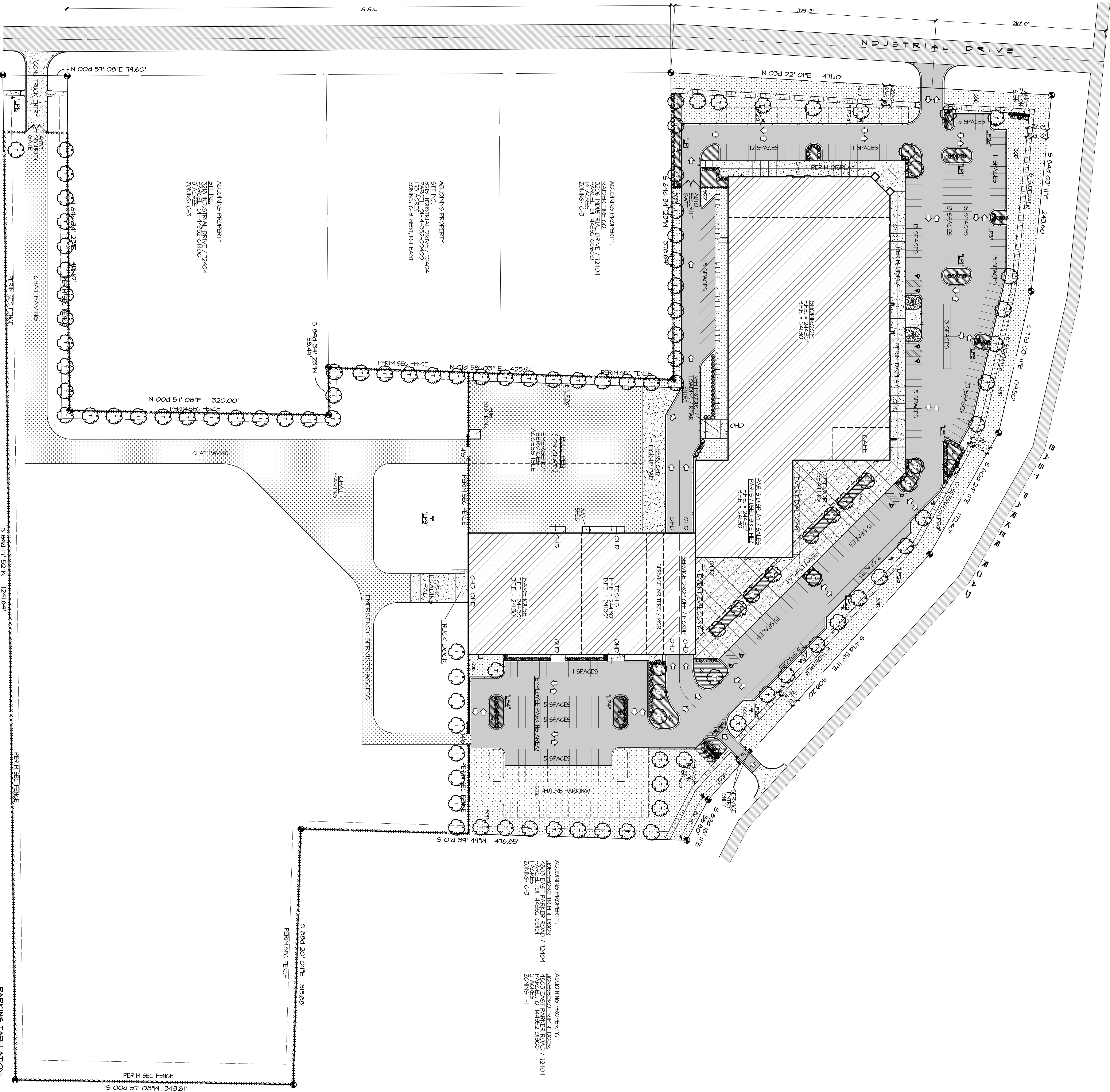
1. Reduce (not omit) overlay requirements of exterior 80% masonry wood stone.
2. Request for 3/4 minus compacted chat paving @ secured area in lieu of asphalt. Holding "Bull Pen" to be enclosed with security fencing to hold customer serviced machines, which shall be a non-public use area, and not visible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



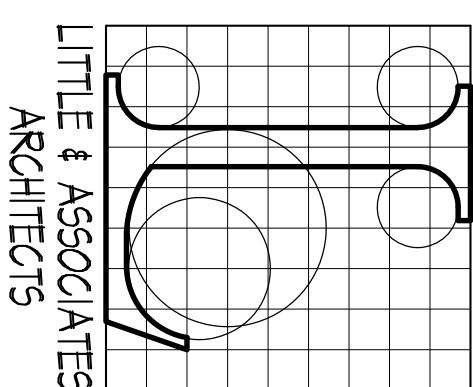
SITE PLAN - ARCHITECTURAL



PARKING TABULATION:
228 PAVED SPACES PROVIDED
8 HOOD SPACES PROVIDED
291 FUTURE SPACES AVAILABLE - (SHOW)

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

CORP. NO. 8848
DATE: 04/04/2020
01-08-0000-00000006



LITTLE & ASSOCIATES
ARCHITECTS

501 UNION
JONESBORO, AR 72401
(870) 490-3813 OFFICE
(870) 490-3820 FAX
EMAIL:
littlearch@bcgglobal.net

REVISIONS

NO.	DATE	DESCRIPTION

SITE PLAN OVERALL - ARCHITECTURAL

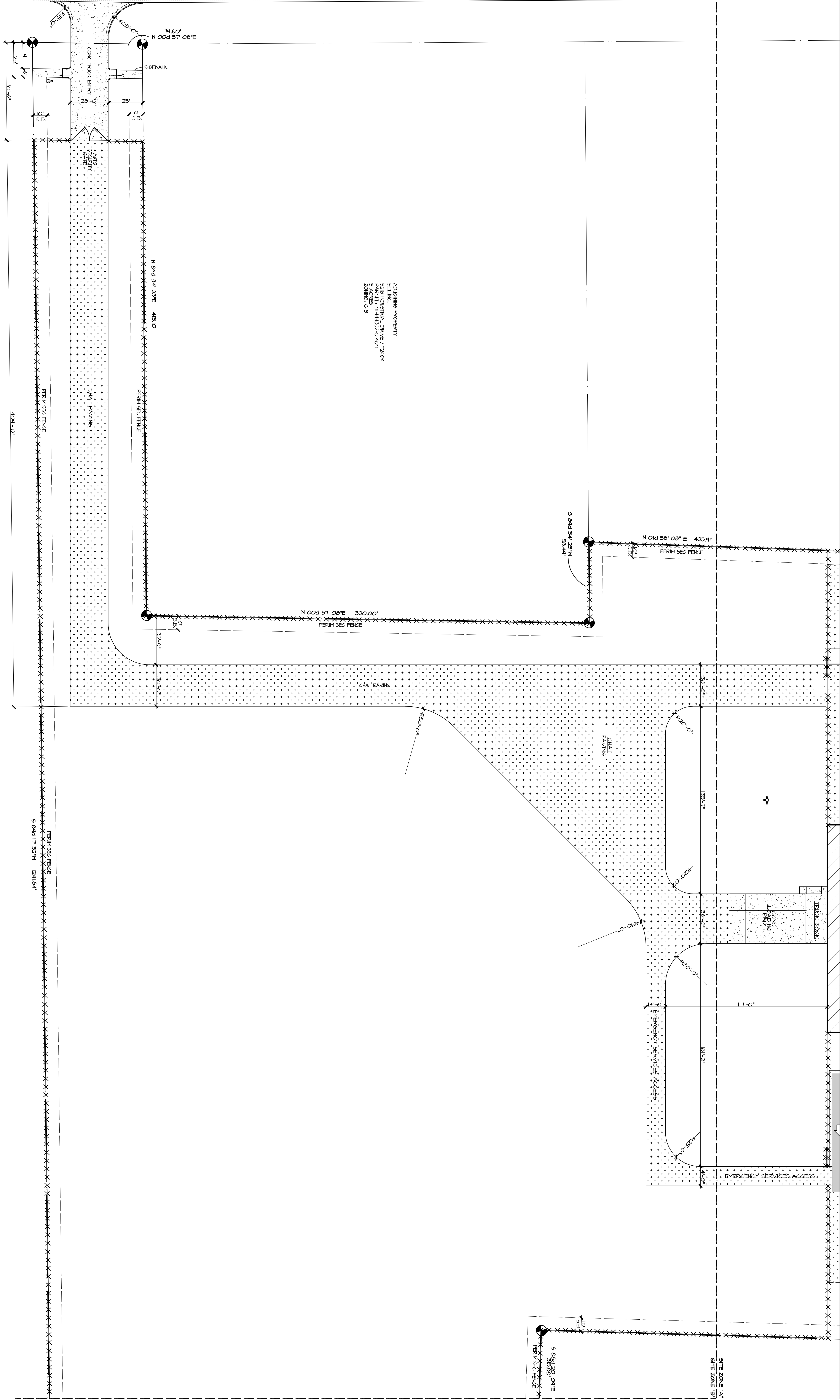
51

SITE ZONE "A"
SITE ZONE "B"

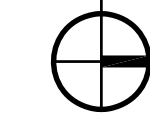
SITE ZONE "A"
SITE ZONE "B"

INDUSTRIAL DRIVE

ADJOINING PROPERTY:
SOUTHWEST INDUSTRIAL PARK / 17304
PARCEL 0144832.00400
ZONING C-3

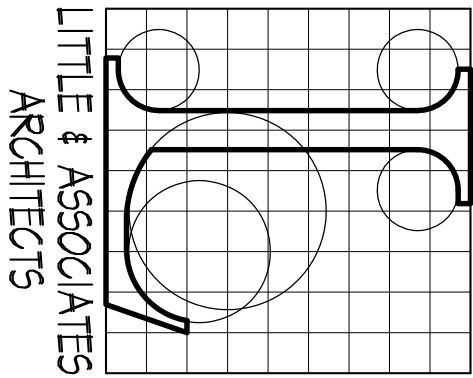


ZONE "B"
SITE PLAN ENLARGED
1"=50'



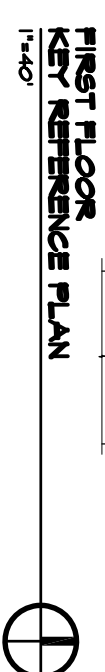
NEW DEALERSHIP FACILITY FOR:
JONESBORO CYCLE & ATV
EAST PARKER ROAD
JONESBORO, ARKANSAS 72404

DATE: 01/04/2020
DRAWING

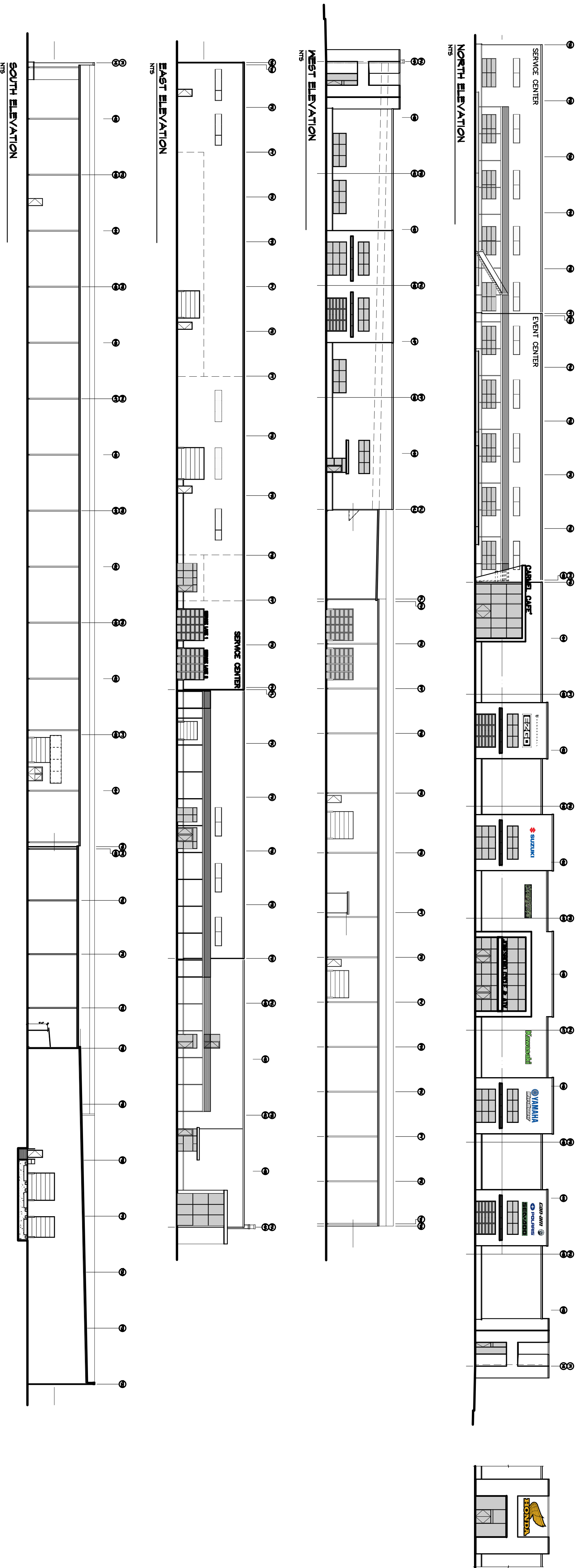


LITTLE & ASSOCIATES
ARCHITECTS

EOJ UNION
JONESBORO, AR 72401
(870) 490-3813 OFFICE
(870) 490-3820 FAX
EMAIL: littlearch@bcglobal.net



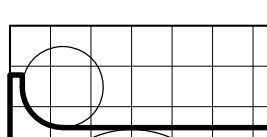
**SECOND FLOOR MEZZANINE
KEY REFERENCE PLAN**



**FIRST FLOOR
KEY REFERENCE PLAN**

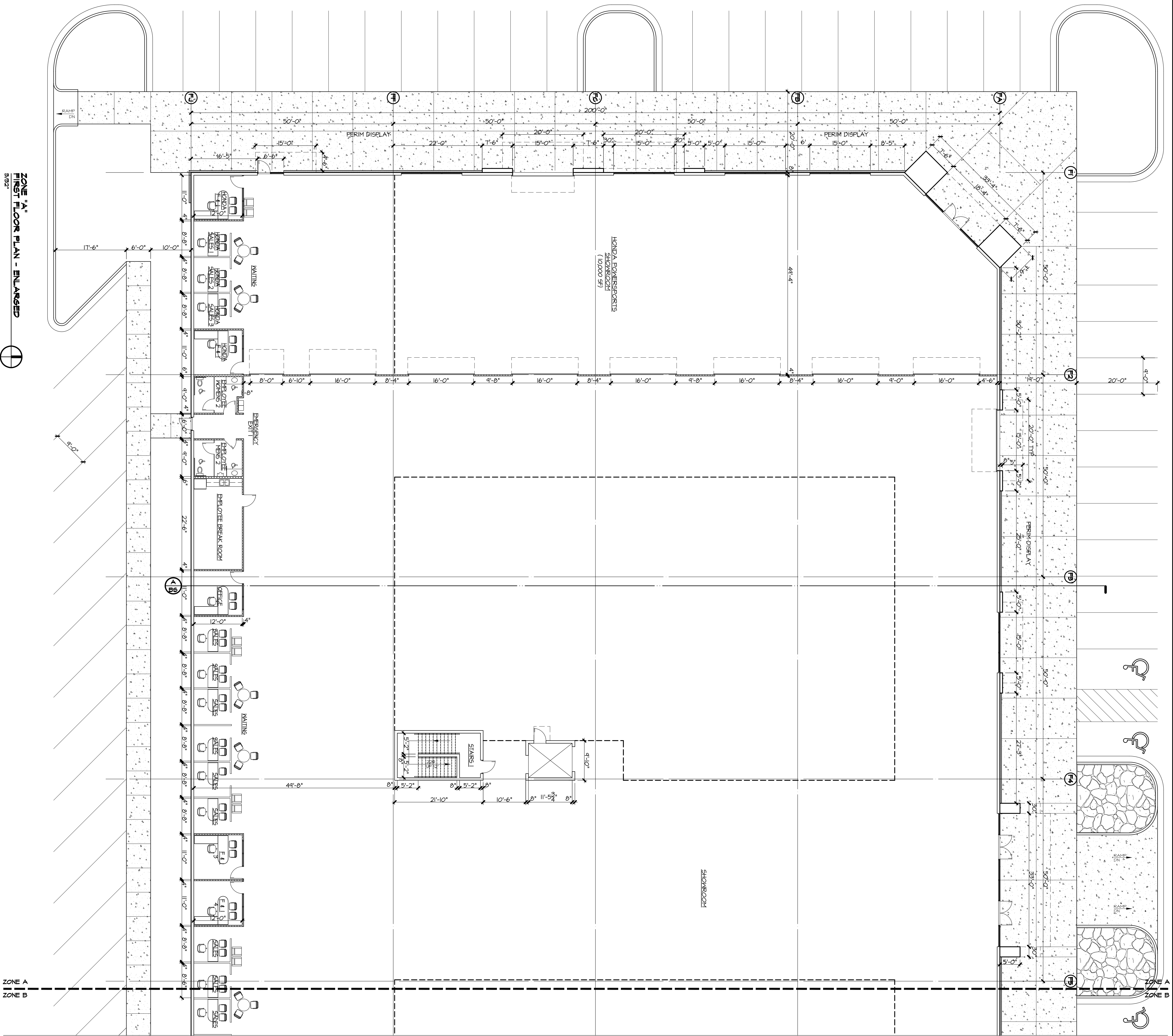
**SECOND FLOOR MEZZANINE
KEY REFERENCE PLAN**

KEY REFERENCE PLAN



LITTLE & ASSOCIATES
ARCHITECTS

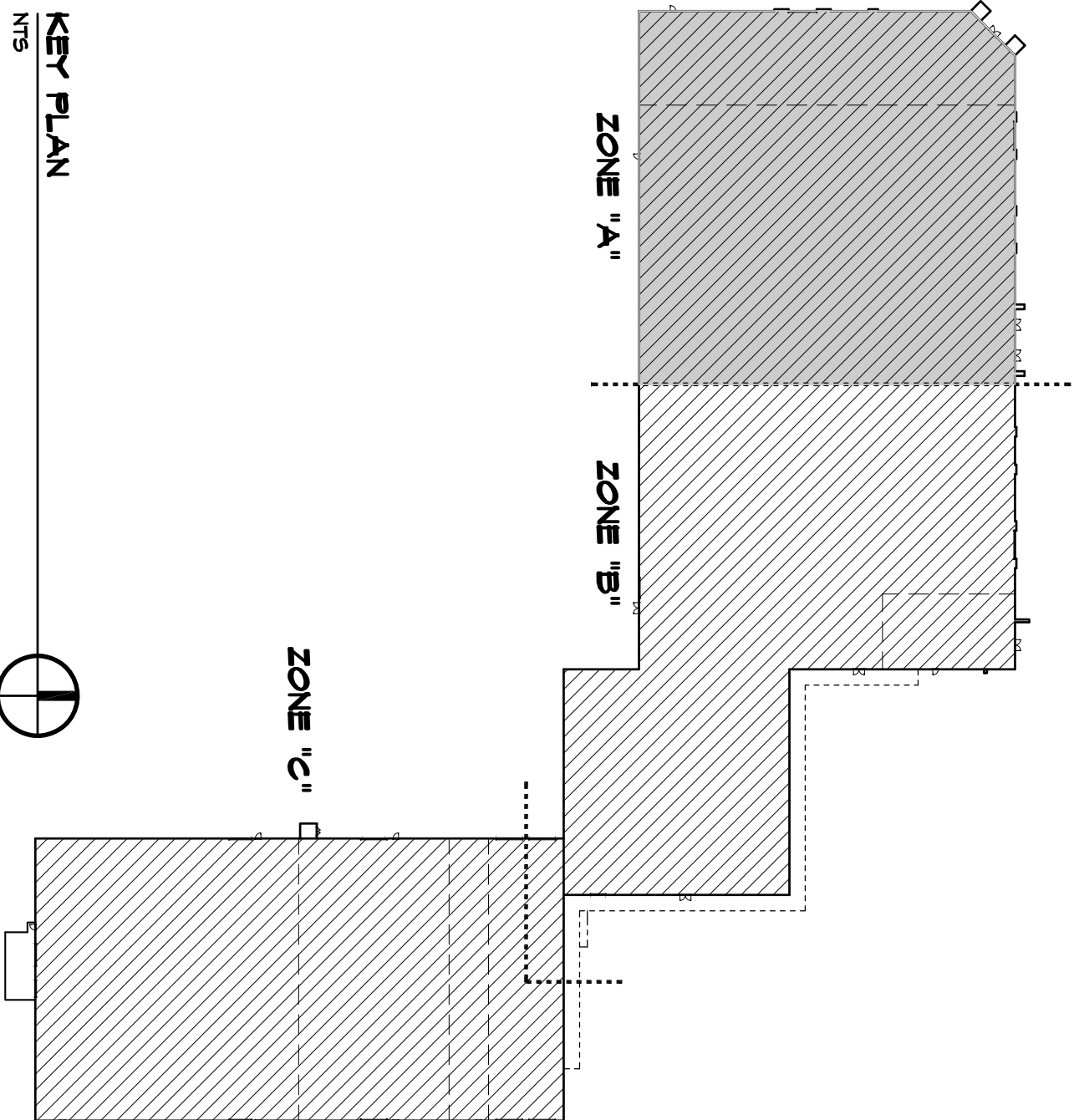
501 UNION
JONESBORO, AR 72401
(870) 480 3613 OFFICE
(870) 480 3620 FAX
EMAIL:
littlearc@attcglpba.net



ZONE 'A'
FIRST FLOOR PLAN - ENLARGED
9/23

ZONE A
ZONE B

ZONE A
ZONE B



KEY PLAN
NTS

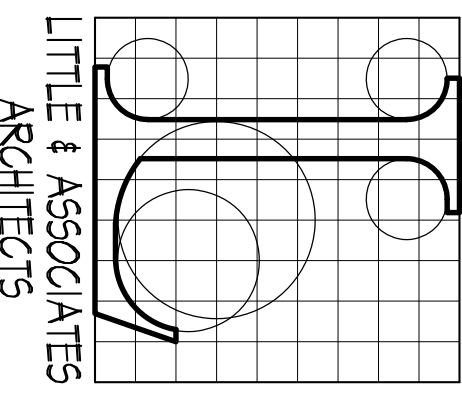
ZONE 'C'

ZONE 'A'

ZONE 'B'

A5

EQI UNION
JONESBORO AR 72401
(870) 4903818 OFFICE
(870) 4903820 FAX
EMAIL:
littlearch@bcglocal.net



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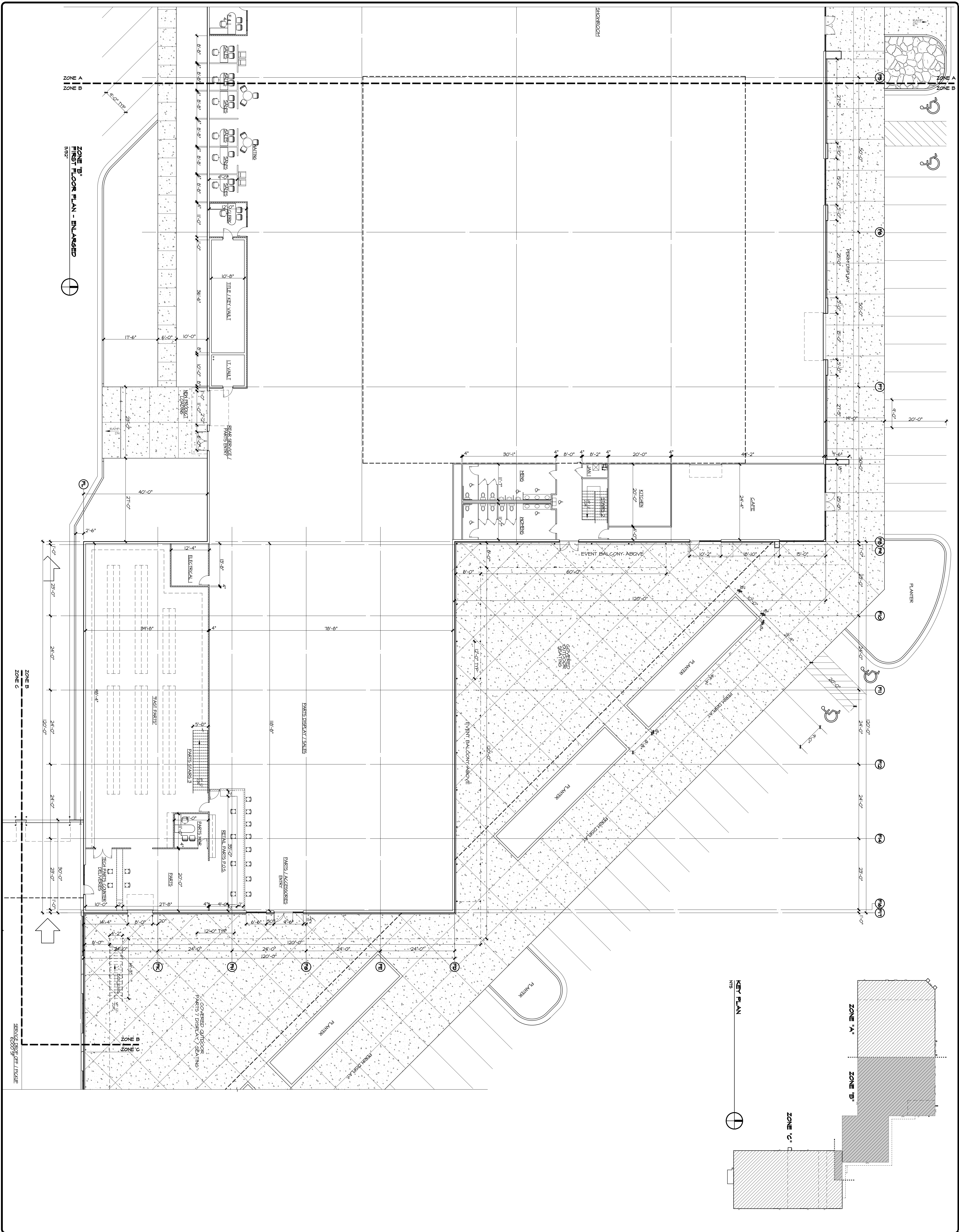
NEW DEALERSHIP FACILITY FOR:
JONESBORO CYCLE & ATV
EAST PARKER ROAD
JONESBORO, ARKANSAS 72404

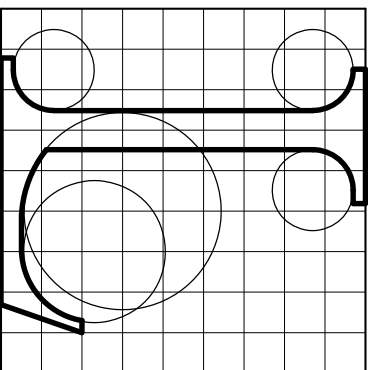
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DRAWN BY: [signature]
CHECKED BY: [signature]

FIRST FLOOR PLAN - ENLARGED
ZONE 'A'

REVISIONS		
NO.	DATE	DESCRIPTION

5/1/2020 11:11 AM LITTLE & ASSOCIATES




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ARCHITECTS

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

FIRST FLOOR PLAN - ENLARGED
ZONE "C"

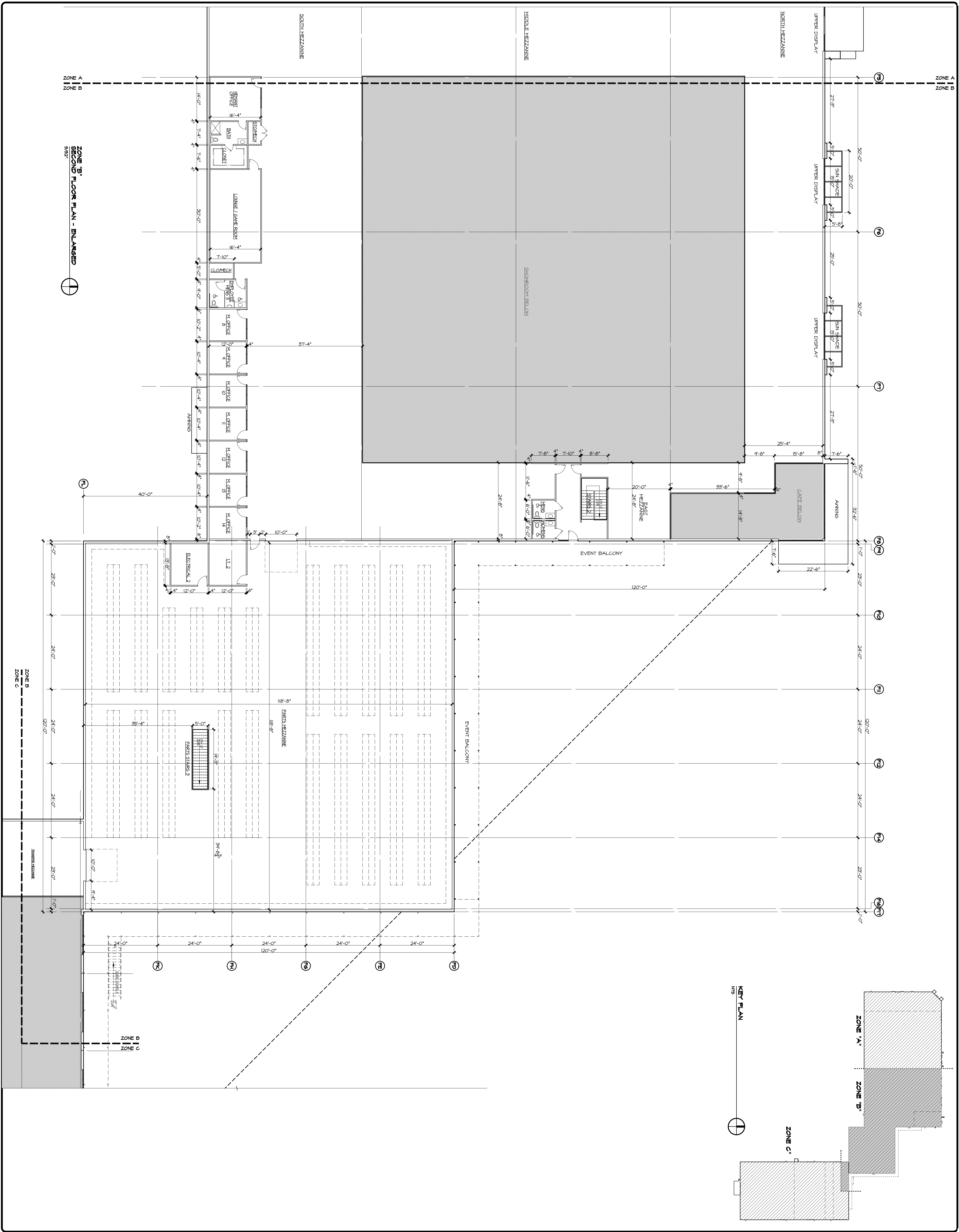
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SECOND FLOOR PLAN - ENLARGED
ZONE "B"



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ARCHITECTS

40



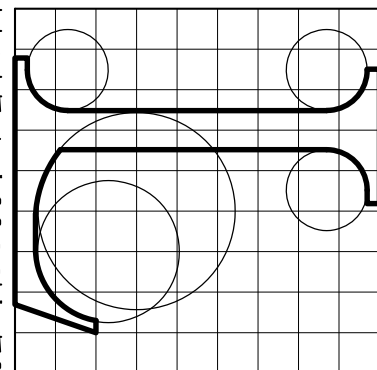


KEY PLAN

NTS

ZONE "C"
SECOND FLOOR PLAN - ENLARGED
3/32"

3/3:

LITTLE & ASSOCIATES
ARCHITECTS

COML NO.: 81619
DATE: 09/04/2020
DWG.DWG

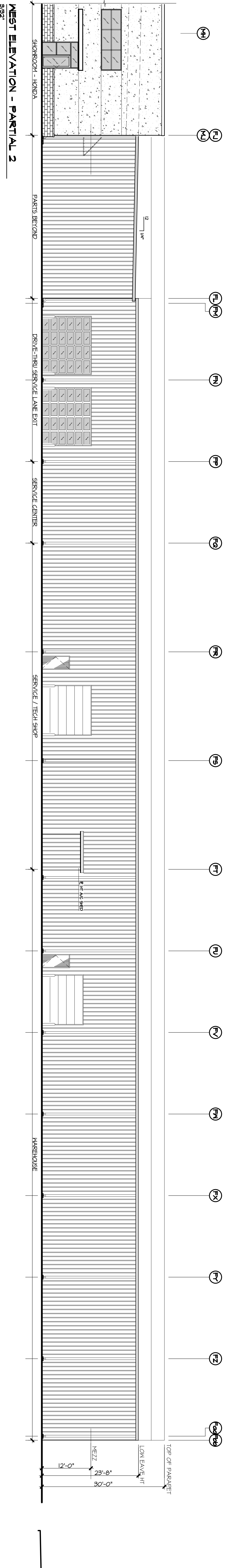
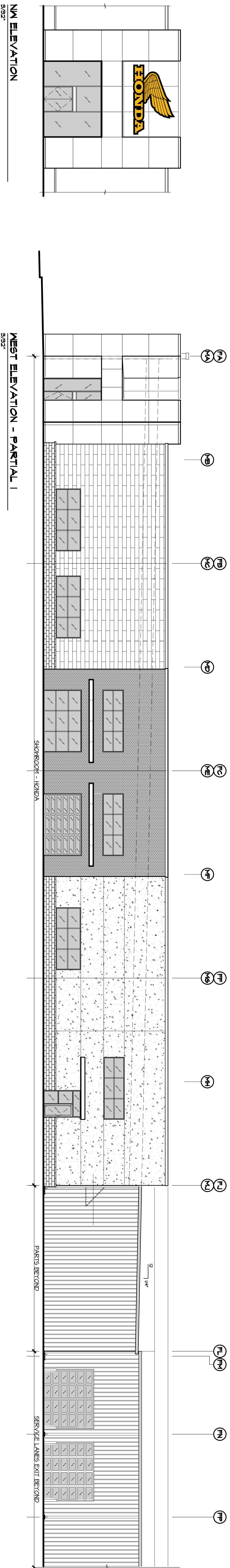
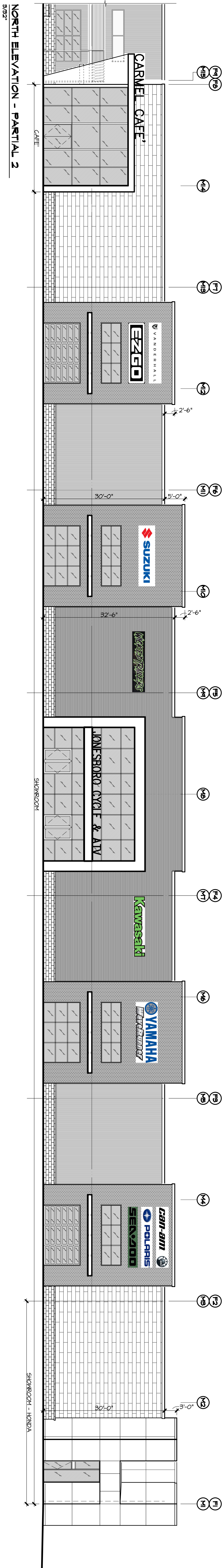
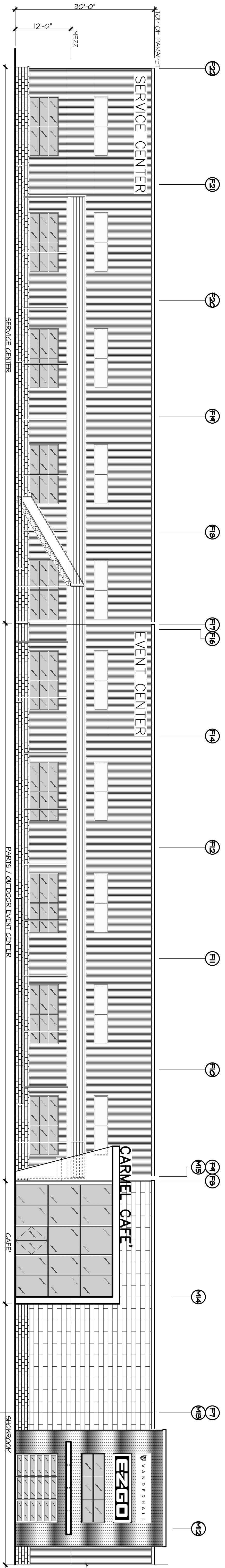
NEW DEALERSHIP FACILITY FOR:
JONESBORO
EAST BARKER ROAD

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

SECOND FLOOR PLAN - ENLARGED
ZONE "C"

REVISIONS

[illegible]

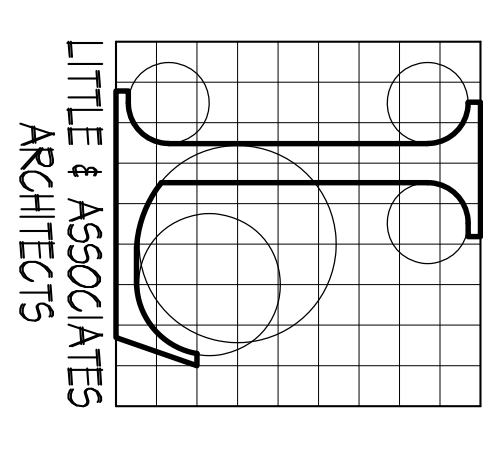


REVISIONS	
NO.	DATE

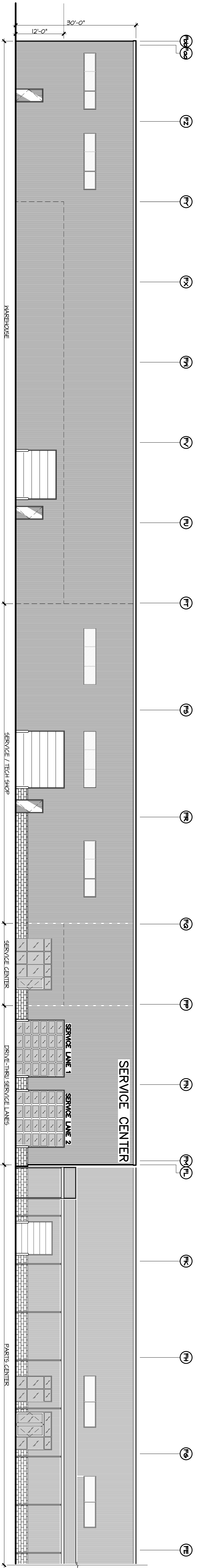
EXTERIOR ELEVATIONS I	

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

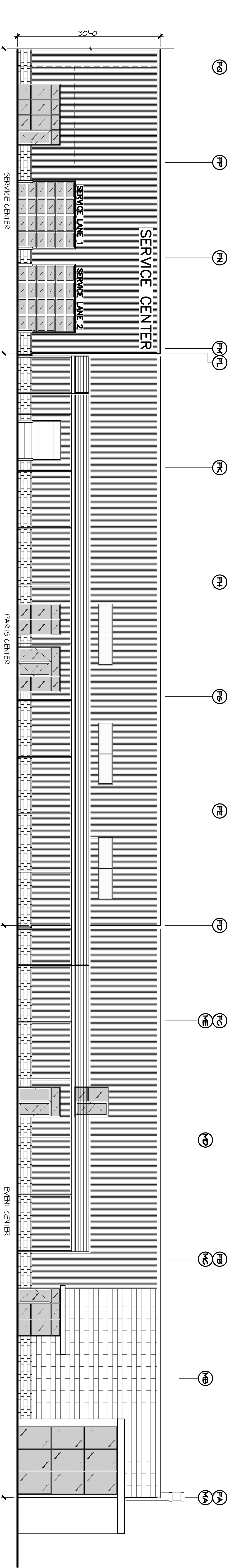
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DATE: 01/04/2020
DWG. NO. 01616



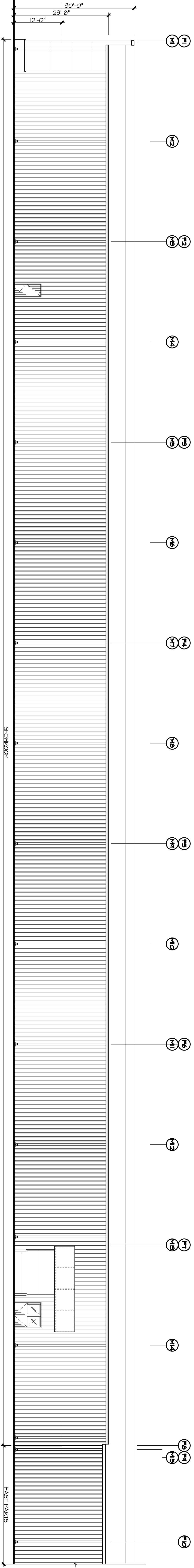
501 UNION
JONESBORO AR 72401
(870) 490-3813 OFFICE
(870) 490-3820 FAX
EMAIL: littlearch@bcgabc.com



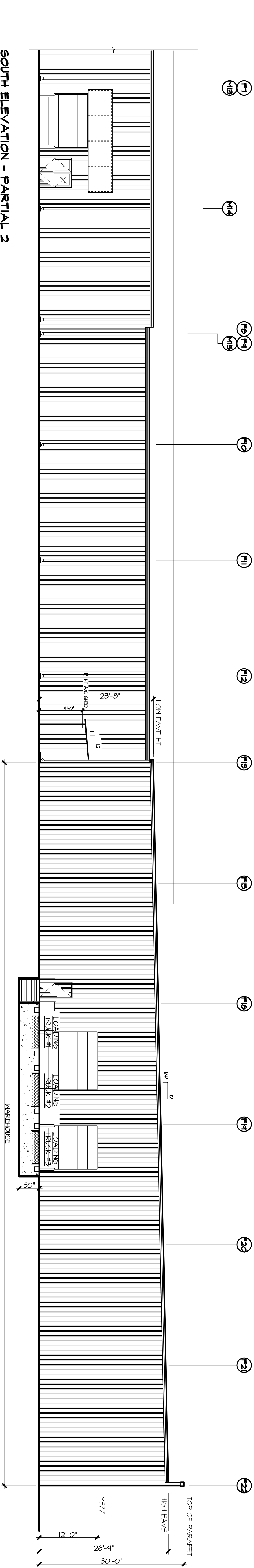
EAST ELEVATION - PARTIAL 1
9/32"



EAST ELEVATION - PARTIAL 2
9/32"



SOUTH ELEVATION - PARTIAL 1
9/32"

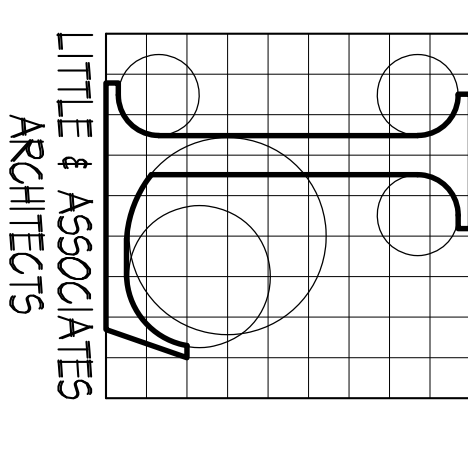


SOUTH ELEVATION - PARTIAL 2
9/32"

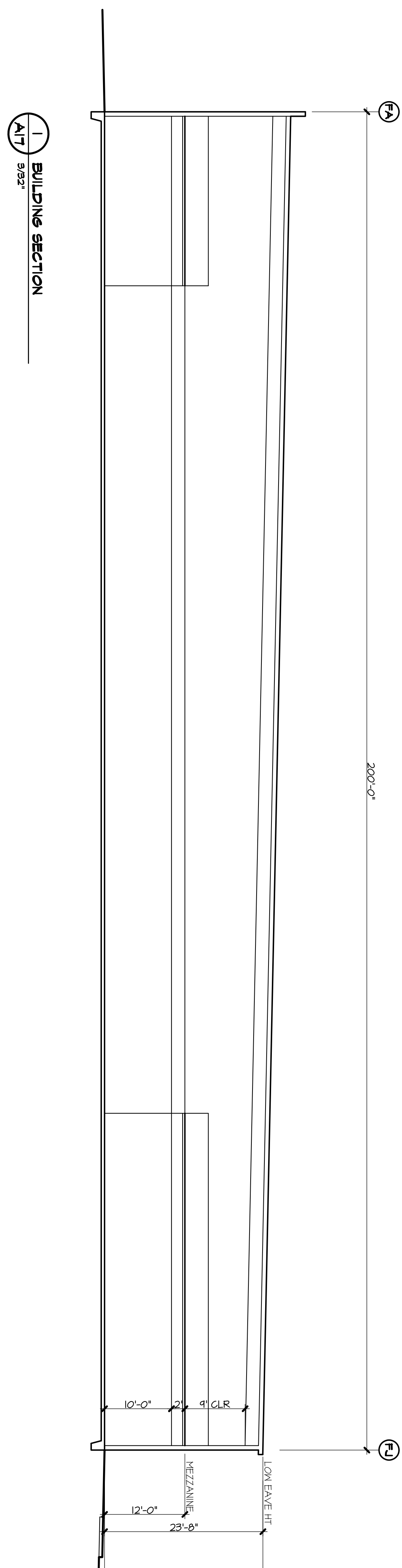
REVISIONS		
NO.	DATE	DESCRIPTION

EXTERIOR ELEVATIONS 2

NEW DEALERSHIP FACILITY FOR:
JONESBORO CYCLE & ATV
EAST PARKER ROAD
JONESBORO, ARKANSAS 72404
DRAWN BY: JWB
CHECKED BY: JWB
DATE: 01/04/2020



BO LITTLE & ASSOCIATES
JONESBORO, AR 72404
(870) 490-3813 OFFICE
(870) 490-3820 FAX
EMAIL: littlearch@bcglocal.net



STAMP / DATE / SIGN

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BUILDING SECTION I

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

501 UNION
JONESBORO, AR 72401
(870) 930.3613 OFFICE
(870) 930.3620 FAX
EMAIL:
littlearc@sbcglobal.net

