



## APPLICATION FOR SIDEWALK WAIVER TO

THE JONESBORO METROPOLITAN AREA PLANNING COMMISSION

City of Jonesboro Planning Department, 300 S. Church St., Jonesboro, AR 72403

(870) 932-0406, fax (870) 336-3036

www.jonesboro.org / planning@jonesboro.org

<b>Property Information</b>		Date:
Address: 3000 E Parker		Zoning Classification: C-3
Please describe proposed use: Car Lot		
Applicant's Name: Osment and Copeland, LLC		
Address: P.O. Box 2887		
City: Jonesboro	State: AR	ZIP Code: 72401
Phone: 870-761-4000	Email Address:	

### **Waiver Policy- Sidewalks are required on all New Commercial & Multifamily 5 units or More:**

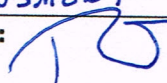
Upon application of the property owner, the Metropolitan Area Planning Commission shall waive the requirement of this section to provide plans for and construct a sidewalk if the commission determines that the sidewalk is not needed or that the impact of the proposed development does not justify the requirement that the sidewalk be constructed or that there is a reasonable likelihood that the sidewalk would have to be removed and reconstructed in the near future.

In determining the need for the sidewalk and whether the impact of the proposed development justifies the requirement that the sidewalk be built, the MAPC shall consider all relevant factors:

CRITERIA	PLEASE GIVE FACTS DEMONSTRATING THE FOLLOWING:
ARE THERE PEDESTRIAN TRAFFIC GENERATORS SUCH AS PARKS AND SCHOOLS IN THE AREA? PLEASE EXPLAIN.	Nearest park Allen Park on Race Street Nearest school Fox Meadow Elementary
WHAT IS THE STATUS OR EXISTENCE OF A SIDEWALK NETWORK IN THE SURROUNDING AREA?	No Sidewalk on Parker to the East, No sidewalk North until Highland and None south until Fox Meadow
THE DENSITY OF CURRENT AND FUTURE DEVELOPMENT IN THE AREA?	Commercial zoned property on all sides. The property directly south is a residential house with barns but is zoned commercial.
THE AMOUNT OF PEDESTRIAN TRAFFIC LIKELY TO BE GENERATED BY THE PROPOSED DEVELOPMENT. PLEASE EXPLAIN.	This development will not generate pedestrian traffic.
IS THE TERRAIN AS SUCH THAT A SIDEWALK IS PHYSICALLY FEASIBLE OR UNFEASIBLE? PLEASE EXPLAIN.	The existing road has open ditches that does not allow the room to place walks with in the ROW, and AHTD would no require walks in this area.

### **APPLICANT'S CERTIFICATION**

I certify that the answers to the above questions and any statements made on same are true and complete to the best of my knowledge.

Print Name: RAY OSMONT	Email Address:	Phone/Fax:
Signature: 	Date: 10/12/16	