



September 16, 2020

Mr. Derrell Smith, Planning Director
City of Jonesboro
PO Box 1845
Jonesboro, AR 72403

RE: Sidewalk "In Lieu Fee" Request
Risever Industries - CW Post Road
Jonesboro, Arkansas
A2H # 17509

Dear Mr. Smith,

We respectfully request to be placed on the agenda of the Metropolitan Area Planning Commission (MAPC) agenda for Tuesday, September 22, 2020. The reason for this request is to have the MAPC consider allowing the owner to pay the calculated "in lieu" fee rather than be in full compliance with the sidewalk requirements. This request is in accordance with Ordinance 17:027; Section 117-330 – Sidewalks; (b) Exceptions; 2, Public Facilities (as outlined below).

At this location, there is one consideration that qualifies to be addressed within the list of exceptions:

A) Ordinance Exception #2:

This exception based on the presence of a significant drainage ditch that runs along the property frontage prohibiting a reasonable location and accommodation for a public sidewalk.

As you are aware, the Risever Industries facility is located on the north side of CW Post Road, just west of Barnhill Road in the industrial park. Along this property, CW Post is a two lane road with narrow shoulders and roadside ditches. A relatively wide drainage ditch abuts the northern road shoulder along the western half of the Risever road frontage, prohibiting the construction of any public facility between the road and the drainage ditch. The City of Jonesboro allows for payment in-lieu of construction if "a stormwater drainage ditch or similar facility prevents the installation of the sidewalk, and neither the sidewalk nor the facility can be reasonably relocated to accommodate both the sidewalk and the facility. The only approach that would allow for this accommodation would be the relocation of the ditch further into the industrial property to the north. This would be a significant effort and expense and would take acres of industrial land away from future expansion.

The total area of sidewalk being requested for the "in lieu fee" is 770.42 square yards. At the 2020 rate of \$53.44 per square yard, the fee would be \$41,171.25.

Thank you for your time and attention. Please let me know if there are any questions or comments.

Sincerely,

A2H, PLLC

A handwritten signature in blue ink, appearing to read "Steve Brigance". The signature is fluid and cursive, with the first name "Steve" and last name "Brigance" clearly distinguishable.

Steve Brigance, P.E.
Senior Civil Engineer