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April 28, 2020

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

RE: Sidewalk "In Lieu Fee" Request
811 Windover Road
Our File Number: 119146

Dear Mr. Smith:

We respectfully request to be placed on the agenda of the Metropolitan Area Planning Commission (MAPC) agenda for Tuesday, May 12, 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 address there are three considerations that qualify to be addressed within the list of exceptions.

A) Ordinance Exception #2:

There is an existing storm water consideration. There is an open air concrete flume conveying water from the existing parking lot into an existing curb inlet. Crossing that flume in a manner such that it would continue to convey the water would be a major effort, and quite costly. In addition, if a sidewalk were constructed over the flume to the flume could continue to operate as designed, the sidewalk extending to the west to the entrance would be at a slope in excess of 14%, which violates the ADA Standards.

B) Ordinance Exception #3:

As may be seen by the accompanying drawing, placement of a sidewalk in this location would require installation of a retaining wall of a height in excess of the three foot (3') qualification.

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C) Ordinance Exception #4:

It is our understanding that all sidewalks must be installed in compliance with the ADA regulations. In order for that to happen in this instance each of the two existing site entrances from Windover would have to be removed and reconstructed with the "sidewalk" portion of the entrance being installed in compliance with the ADA regulations. This site is an existing dental facility with a formidable patient load. Interruption of the access to the dental practice would constitute an unreasonable installation.

Further information includes the fact that this dental practice has recently completed a new building on an adjacent lot on Enterprise Cove. In that location the owners did include and complete the sidewalk installation as required.

The total area of sidewalk being requested for the "in lieu fee" is 111 SY. At the 2020 rate of \$53.44 per square yard, that translates to a dollar amount of \$ 5,931.84.

Thank you for your time and attention. If we may be of further service, please do not hesitate to contact us at your convenience.

Respectfully,



George Hamman, PE, PS