

Vaughn R. Hill, PE

239 Southland Drive
Lexington, KY 40503
859-276-2006

January 4, 2021

Mr. Derrel Smith

Planning Director
City of Jonesboro
300 S. Church St.
Jonesboro, AR 72401

Re: MAPC Request for in-Lieu-Fee
Cheddars Restaurant
2123 Red Wolf Boulevard

Dear Mr. Smith:

TSH Properties, Inc. dba Cheddars Casual Café of Jonesboro (Cheddars) respectfully requests to be placed on the Metropolitan Area Planning Commission (MAPC) meeting on Tuesday, January 12, 2021.

The subject of the request is for the MAPC to consider allowing Cheddars to pay the calculated "in lieu" fee, rather than be in full compliance with the sidewalk requirements. The request is in accordance with Ordinance 17-027; Section 117-330- Sidewalks; (b) Exceptions:

"(b) 2. Exceptions. A stormwater drainage ditch or similar public facility prevents the installation of the sidewalk, and neither the sidewalks nor the facility can be reasonably relocated to accommodate both the sidewalk and the facility."

The proposed reconstruction of the Cheddars Restaurant is bounded to the east by Red Wolf Blvd. A retaining wall currently exists along the eastern boundary of the site on the Cheddars property.

The Red Wolf right-of-way is an existing drainage ditch. The ditch is 280 ft long, 3.5 ft deep and 22.5 ft wide +/- . The ditch is the full width of the space from the right-of-way line to the edge of the street. The construction of the 6' sidewalk in the ditch area would eliminate the functionality of the ditch. Storm runoff from the north would be obstructed while flowing south and cause flooding in the street.

In support of our request, we have enclosed a site plan showing the sidewalk area in question, an existing grading plan and existing photos of the site.

The contribution in lieu of construction fee shall be calculated as a fixed amount per linear foot. The total length of the new sidewalk that would be built along the Cheddars property at Red Wolf Blvd is 282 lineal ft. long. Calculating a 6- foot wide sidewalk for a rate of \$35.64 per lf (\$53.44 per sy), the total fee would be \$10,050.48.

Thanks for your consideration in this matter. Please contact us if any further information is required.

Sincerely,



Vaughn R. Hill, P.E.

