

Sidewalk Waiver Justification:

In order to justify approval of any waiver, the Planning Commission or Board of Zoning Adjustment considers the following criteria. Please answer **all** of the following questions. Use additional sheets if needed. **A response of yes, no, or N/A is not acceptable.**

1. Explain how the proposed waiver conforms to the Comprehensive Plan and the intent of the Land Development Code.

The waiver will not violate the guidelines of the Comprehensive Plan. The proposal is most likely not going to generate any pedestrian traffic, as the site is used exclusively for the production of Ford vehicles and a majority of the site is fenced off with barbed wire and gates. The addition is adding 0.2% building area to an existing facility for the plant.

2. Explain how the waiver will not adversely affect adjacent property owners.

The waiver will not adversely affect adjacent property owners as there are no sidewalks along Fern Valley Road or Grade Lane. There are also no residential or commercial uses nearby likely to generate pedestrian traffic. The surrounding developments such as UPS and the airport do not have sidewalk systems along the adjacent right of ways.

3. Explain how you are unable to reasonably comply with one of the listed methods of compliance in LDC section 6.2.6.C.

The extent of the waiver is the minimum necessary to afford relief to the applicant since the installation of sidewalks would equal over a half mile of sidewalks to meet this requirement in an area with no other existing sidewalks. Sidewalks would also obstruct the concrete drainage ditch.

4. Explain how strict application of the provision of the regulations deprives you of reasonable use of the land or creates an unnecessary hardship.

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5. What site constraints make sidewalk construction impracticable? Or, are there no existing sidewalks in the area and no likelihood for sidewalks to be constructed in the future?

Sidewalks on the Ford side of Grade lane would not be safe (at the Grade Lane/ Fern Valley intersection) and not really constructable along Grade lane due to the concrete drainage ditch.