

Location:

Site address: Approx. 4808 Johnson Avenue

Side of street: North **between** Paragould St. (south) and Disciple Drive (south)

Quarter: SW 1/4 **Section:** 2 **Township:** 14 **Range:** 4 East

SITE INFORMATION:

Existing zoning: R-1 & C-3

Proposed Zoning: PD-C

Size of site (square feet and acres): 3,321,179.06 sf / 76.24 ac

Street frontage (feet): 1968.66

Existing use of the site: Agricultural uses

Character and adequacy of adjoining streets: Highway 49 (Johnson Ave.) 5 lane paved road

Does public water serve the site? Not presently but it is available across the street on the south side of Highway 49.

If not, how would water service be provided? We will bore under Highway 49 and extend a water / fire line loop throughout the site. We will extend a new 12" water line from Bridger Road to the site to connect to the proposed fire line loop.

Does public sanitary sewer serve the site? Not presently but it is available across the street on the south side of Highway 49.

If not, how would sewer service be provided? We will bore under Highway 49 and extend two separate sewer lines into the site.

Use of adjoining properties:

North: Very large, open lot residential

South: Religious (R-1), Commercial (C-3) across street

East: Mobile home park (R-1), Agricultural

West: Agricultural (R-1)

Physical characteristics of the site: Gently rolling pasture land.

Characteristics of the neighborhood: Surrounded by property zoned R-1. Agricultural to the west, very large residential lots to the north, mobile home park and agricultural to the east and Johnson Avenue and Commercial uses to the south.

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal is the 17th of each month. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

- (1) **How was the property zoned when the current owner purchased it?** The majority of the property is zoned C-3 with a portion on the east side of the site is zoned R-1.
- (2) **What is the purpose of the proposed rezoning? Why is the rezoning necessary?** In order to develop the site for a hospital and medical office uses, a PD-C zoning is necessary in order for the project to have the needed flexibility in building design, circulation routes, and other areas of site design. The intent of the PD-C zoning is to enable the project to be superior in development quality and provide a more complimentary development for adjacent land uses.
- (3) **If rezoned, how would the property be redeveloped and used?** If rezoned, the property would be developed and used for hospital and medical office purposes. A new hospital will be developed along with medical office buildings.
- (4) **What would be the density of development (eg. Number of residential units, square footage of commercial, institutional, or industrial buildings)?** To be determined.
- (5) **Is the rezoning consistent with the Jonesboro Comprehensive Plan and the Future Land Use Plan?** Yes. The future land use plan shows the proposed area as a commercial node development, and the uses for the property will be commercial.
- (6) **How would the proposed rezoning be the public interest and benefit the community?** The proposed rezoning would enable a hospital and medical office buildings. This will require significant long term financial investment in the community.
- (7) **How would the proposed zoning be compatible with the zoning, uses, and character of the surrounding area?** The proposed rezoning would allow for a hospital and medical offices to be built in a more flexible manner and provide for an environment that will make the development more compatible with its surrounding uses. Under this proposed rezoning, the ability to create landscape buffer, common open space, and other development requirements is available. These created requirements will help create a greater level of compatibility for the proposed development and surrounding areas.

- (8) **Are there substantial reasons why the property cannot be used in accordance with the existing zoning?** There are specific building design needs that are not allowable under the current C-3 zoning, and the additional development conditions/requirements that will be developed under the PD-C development are deemed necessary to ensure and maintain a unified, quality development that will provide for a more compatible relationship between the proposed development and adjacent land uses.
- (9) **How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation, and any restriction to the normal and customary use of the affected property.**

A). Property Value: Property values would be positively affected by this development. The proposed hospital and medical offices would bring in revenues to the area along with retail businesses (restaurants, merchandise retailers, etc.) that would be able to capture some of the patient employee dollars being spent.

B). Traffic: Traffic along Highway 49 (East Johnson Road) will increase, but Highway 49 is an arterial road that has a high traffic capacity. The intended design for the proposed development does not intend on connecting to any existing internal roads. There will be no direct traffic effects on internal streets due to the development. .

C). Drainage: Storm water run-off from the development would be mitigated and handled on site. There will be no substantial impacts to surrounding properties. No increase in storm water run-off from this development will occur due to on-site detention of storm water above pre-existing conditions. 100-year storm water run-off will be detained and applicable Jonesboro storm water drainage requirements will be met .

D). Visual Appearance: The Hospital will have a strong, positive visual presence for the City of Jonesboro. The PD-C development will require landscape buffers between the PD-C development and adjacent properties to soften the transition between land uses.

E). Odor: The proposed use does not have any inherent odors associated with it.

F). Noise: Ambulatory services will create an effect on the noise within the area, and there will be a helicopter and helicopter pad to support the hospital. Required landscape buffers between the PD-C development and surrounding uses should help to mitigate the effects of this noise.

G). Light: Lighting will be affected due to the lighting of the hospital and hospital parking areas. The required landscape buffers between the PD-C development and surrounding uses should help to mitigate the effects of this light.

H). Vibration: The proposed development does not have any inherent vibrations associated with it.

I). Hours of Operation: The hours of operation for the hospital are 24 hours.

(10) How long has the property remained vacant? Since the 1950's anecdotal information states that there was a barn on the property and the remainder of the site was pasture and hayfields.

(11) What impact would the proposed rezoning and resulting development have on the utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?

A). Utilities: As much as possible, existing utility connections will be used. We have met with the staff of City Water & Light and continue to work with them on the utilities. Infrastructure is in place to serve this development.

B). Streets: Traffic along Highway 49 (East Johnson Road) will increase, but Highway 49 is an arterial road that has a high traffic capacity. Mitigation tactics and requirements provided by the Arkansas Highway Department and the City of Jonesboro engineering will be utilized.

C). Drainage: Storm water run-off from the development would be mitigated and handled on site. There will be no substantial impacts to surrounding properties. No increase in storm water run-off from this development will occur due to on-site detention of storm water above pre-existing conditions.

D). Open Space: This development is being built on a vacant piece of land and will take away from overall open space, but the development will increase the community's amount of *common* open space (open space that can be enjoyed by residents and visitors). this open space would be utilized for recreational activities such as walking, jogging, sitting, etc.

E). Fire: The building will be sprinkled with appropriate fire protection equipment, and the hospital/medical offices will work with local fire officials as deemed necessary.

F). Police: Security will be provided on site and will work with local law enforcement officials as deemed necessary.

G). Emergency Medical Services: Emergency medical services are provided on site. The hospital/medical offices will work with local emergency medical services as deemed necessary.

(12) If the rezoning is approved, when would development or redevelopment begin?

The hospital portion of this site is expected to begin development as soon as possible once the rezoning classification approval and development plan approval processes have been achieved.

(13) How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. *If the proposed rezoning has not been discussed with the neighbors please attach a statement explaining the reason. Failure to consult with neighbors may result in delay in hearing the application.* The neighborhood meeting held on 04/09/2008 yielded positive comments from attending neighbors and concerned citizens. Please see the attached copy of the meeting minutes.

(14) If this application is for Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted. N/A

OWNERSHIP INFORMATION:

All parties to this application understand that the burden of proof in justifying and demonstrating the need for the proposed rezoning rests with the applicant named below.

OWNER OF RECORD:

I certify that I am the owner the property that is the subject of this rezoning application and that I represent all owners, including spouses, of the property to be rezoned. I further certify that all information in this application is true and correct as to the best of my knowledge.

Name: David C. Hogan
Sr. Vice President/Chief Executive Officer
Baptist Memorial Health Care Corporation
Address: 350 N. Humphreys Blvd.
Memphis, TN 38120-2177
Telephone: (901) 227-8530
Facsimile: (901) 227-4175

Signature:



APPLICANT:

If you are not the Owner of Record, please describe your relationship to the rezoning proposal:

Name: Pat Harcourt, PE

Address: 3009 Davies Plantation Road
Lakeland, TN 38002

Telephone: 901-372-0404

Facsimile: 901-373-4002

Signature: 

Deed: *Please attach a copy of the deed for the subject property.*

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