



Staff Memo Report

To: Metropolitan Area Planning Commission (MAPC)
From: Otis T. Spriggs, AICP; Planning Director- Planning Dept.
Date: September 8, 2009
Re.: **FINAL DEVELOPMENT PLAN- NEA Baptist Memorial Healthcare, LLC.- E. Johnson Ave.
@ Bridger Rd., To be Introduced on September 8, 2009.**

Applicant: A2H, Askew Hargraves Harcourt & Associates, Inc.

Planning Staff has reviewed the Final Development Plan Submission Case RZ09-07 NEA Baptist Memorial Healthcare.

Planned Development District Case Approval:

As you are aware City Council approved the Case as recommended by MAPC under ORD-09:032 passed on 6/2/09 from R-1 and C-3 Commercial to PD-C (Planned Development Commercial) subject to all restrictive covenants and including fencing along the north property boundaries as shown on the Final Development Plan.

Supplementary Plans Submitted:

Overall Site Plan , meetings spirit and intent of the Preliminary Plan, and all open space requirements- submitted for Commission Approval

Grading/Drainage Plans- Under review by City Engineering.

Landscaping Plans, Lighting Plans: As reviewed by Planning- Satisfactorily meet/ or exceed minimum requirements.

Signage Plans/Drawings- Monument/directional, Wall Signage drawings are attached for Commission approval.

Zero Lot Line: The Clinic building will be constructed with Zero Lot Line setbacks due to the nature of financing methods.

Planning Staff has determined that the Final Development Plan as submitted meets the spirit and intent of the PD-C approval by City Council and recommends that the Final Development Plan be approve and shall remain in continued compliance of Section 117-177, 178, 179 of the Jonesboro Code of Ordinances (Chapter 14.20.04).