



*City of Jonesboro Metropolitan Area Planning Commission*  
**Staff Report – RZ09-07: NEA Baptist Memorial Health**  
**Huntington Building - 900 W. Monroe**  
*For Consideration by the Commission on May 12, 2009*

**REQUEST:** To consider rezoning a parcel of property containing approximately (76.24) acres more or less.

**PURPOSE:** A request for rezoning from R-1 Single Family Residential and C-3 General Retail to a PD-C (Planned District- Commercial Business District) and make recommendation to the City Council.

**APPLICANT/ OWNER:** Health Tech Affiliates, Inc., 350 N. Humphries Blvd., Memphis, TN 38120

**LOCATION:** On the north side of Highway 49N, West of Bridger Road

**SITE DESCRIPTION:** Tract Size: Approx. 76.24 acres +/-  
Frontage: Approx. 1968.66 ft. on Highway 49N (Johnson Ave.)  
Topography: Primarily flat.  
Existing Dvlpmt: Formerly Agriculture Uses

<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1	Residential Use
South:	R-1, C-3	Religious, Commercial
East:	R-1	Mobile Home Park, Agricultural
West:	R-1	Agricultural/Residential

**ZONING ANALYSIS:** City Planning Staff has reviewed the proposed Zone Change and offers the following findings.

**COMPREHENSIVE PLAN FUTURE LAND USE MAP**

The 1996 Comprehensive Plan Future Land Use Map (page 24) shows the area recommended as Medium Density Residential. This designation includes all future residential uses that are more than three and maximum of ten units per net acre (R-2 Residential). This designation is outdated and is currently being evaluated by the Land Use Committee. This site is has been highlighted on the proposed land use map as Commercial Node Development. If adopted, the proposed use will be consistent with the general planning principals for this general area.

Pertinent Zoning Ordinance sections include Section 14.44.05(b), ‘change in District Boundary’, beginning on page 104.

**Approval Criteria- Section 14.44.05, (5a-g) - Amendments:**

The criteria for approval of a rezoning are set out below. Not all of the criteria must be given equal consideration by the Planning Commission or City Council in reaching a decision. The criteria to be considered shall include but not be limited to the following:

- (a) Consistency of the proposal with the Comprehensive Plan

- (b) Consistency of the proposal with the purpose of the zoning ordinance.
- (c) Compatibility of the proposal with the zoning, uses and character of the surrounding area;
- (d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;
- (e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property;
- (f) Length of time the subject property has remained vacant as zoned, as well as its zoning at the time of purchase by the applicant; and
- (g) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services.

## **Section 14.20: Planned Development Districts:**

According to the PD District Codes, PD-C districts typically permits uses that are allowed in the C-1, C-2, C-3 or C-4 Districts. The proposed anchor medical facility will satisfy such requirements. Specific set back and lot perimeter regulation standards are typically allowed to be flexible in accordance with the Planned District code. This is to allow the Commission and Council an opportunity to evaluate unique large unified developments with the intention of gaining a level of design ingenuity in buildings, yards, courts, circulation and open space, and other community amenities.

### **Proposed Areas:**

Parcel A:	Hospital: 39.96 ac	
	Open Space: 1.17 ac	<b>Total: 41.13 ac</b>
Parcel B:	NEA Clinic: 3.49 ac	
Parcel C:	Office/Medical:	<b>16.04 ac</b>
Parcel D:	Office/Medical: 2.86 ac	
	Common Open Space: 1.04 ac	<b>Total: 3.90 ac</b>
Parcel E:	Impervious Surface: 1.55 ac	
	Common Open Space: 10.13 ac	<b>Total: 11.68 ac</b>
		<b>Grand Total: 76.24 ac</b>

### **Height.**

- The hospital will have a maximum height of 165', with other development buildings be designated with a maximum height of 65' or 35'.

### **Floor Area Ratio**

- Floor Area Ratio standards are in place for Areas A, B, C, and D.
- Total proposed building footprints: 239,013 sq. ft. (5.487 acres).

### **Open Space.**

- Common open space requirements comply with Jonesboro Municipal Code by exceeding the 15% open space requirement.
- Areas designated common open space will be landscaped attractively and allow for recreational uses such as jogging, walking, sitting, etc.

- Open space maintenance and ownership and required impervious surface percentages have been established for parking areas and individual lots.

*Note: the developer has proposed over 20% open space.*

### **Access, Parking, and Circulation**

- Access to the property, access to individual lots, public right of way improvements, private drives and street improvements, off-street parking and loading requirements, and circulation are all addressed with requirements.
- 1,514 spaces are provided on the conceptual plan.
- Pedestrian foot traffic will be supported by sidewalks and walk paths.
  - *Further detail of sidewalks and locations should be submitted during the Preliminary and Final Development Plan stages.*

Section 14.36.07 states: *Sidewalks shall be required for all multi-family developments that contain five units or more. Sidewalks may be required through the site plan approval process for commercial developments.* Please note:

- *Sidewalks are recommended to be installed along the Highway 49 property frontage to promote future pedestrian connectivity and safety.*

### **Landscape, Screening, and Bufferyards, and Lighting**

- Landscape requirements for open space, parking areas, and maintenance of public right-of-ways and road medians have been established.
- Screening and bufferyard standards have been developed for properties and lots within the planned unit development and garbage cans, utility meters, transformers, and other utility structures.

Note: Perimeter landscape buffers are proposed for the east property lines, north property lines, and north half of the west boundary including common open space areas.

- *A detailed landscape plan shall be submitted as part of the Preliminary and Final Development Plan stages.*

### **Site Lighting**

- Site lighting standards for safety has been established
- Maximum heights for lighting standards have been established.
  - *A detailed site lighting and photometrics plan shall be submitted as part of the Preliminary and Final Development Plan stages.*

## **Signs**

- Permitted and prohibited signs for each area of the development are outlined within the development conditions.
- 1. Gateway signage shall consist of three signs (not exceeding 150 square feet each): one sign identifying the overall development, one sign identifying the NEA Baptist Memorial Healthcare Hospital and one sign identifying the Clinic. The height of the signage shall not exceed 35 feet in height.
- 2. Monument Signs: Two monument signs are permitted on Highway 49/East Johnson Road (Refer to approximate locations on Final Development Plan).

The monument signs on Highway 49 /East Johnson Road shall identify the development, the NEA Baptist Memorial Hospital and significant users.

Monument signs shall not exceed 150 square feet. Monument sign shall not exceed 35 feet in height.

- *A detailed signage plan shall be submitted as part of the Preliminary and Final Development Plan Process.*

## **Findings:**

### **General:**

The planned medical campus style, PD District will provide a vast amount of growth to the northeast sector of the community. The majority of the proposed development will lie within an existing C-3 General Commercial District, in which the developer could have implemented a more undesirable layout under the existing code standards without consideration for open space and environmental issues. Engineering, Planning, Building and Fire Inspections' Staff have worked extensively with the project team to address numerous concerns from all parties.

### **Phased Developments:**

The applicant has not stated if a "phased" development is desired. The phasing option, if chosen should be demonstrated during the preliminary development plan stage to the Planning Commission as allowed under the PD District code:

- *For phased developments, the Metropolitan Area Planning Commission and City Council may approve a phased final development plan schedule as part of the preliminary development plan approval. In such case, the approved time frames shall establish when the approved preliminary plan shall expire.*

**Permitted Uses:**

*The developer has proposed the following uses as part of the PD-C:*

*Assisted Living Units, Hospital, Medical Outpatient Services, Independent Living Units, Nursing Units, Religious, philanthropic or educational institution; school, public or private; laboratories, Computer Data Center; Medical Research Facility, Private Cogeneration Utility Facility; Radio/TV antenna, tower, earth station greater than 35ft. in height; private ambulance service, Day Care, Doctor's office/Medical Office building; Hotel/Motel; Office; Parking lot/garage; Free standing Pharmacy; Recreational facilities for employees; Surgery Center/Emergency Medical Facility; Wellness Services/Health-plex; Air Ambulance/helicopter Pad (subject to FAA approval).*

- *As each proposed use is phased into the development, each shall be subject to Final Approval by the MAPC.*

**Plat Approval Process:**

As mentioned above, the PD District allows for relaxation of the typical lot standards. However, the developer is proposing a 5- parcel minor plat as demonstrated on the conceptual plan. The applicant has expressed a desire to have a zero- lot- line for the attached Clinic Site (Parcel B) due to unique financing purposes. Staff will support such a request. However, Staff cautions the Planning Commission to evaluate Parcels A and C on the issue of lot frontage on a public street; all interior drives serving the development are identified as private drives.

- *Final plat shall be presented and approved by the Planning Commission as part of the Final Development Plan Process.*

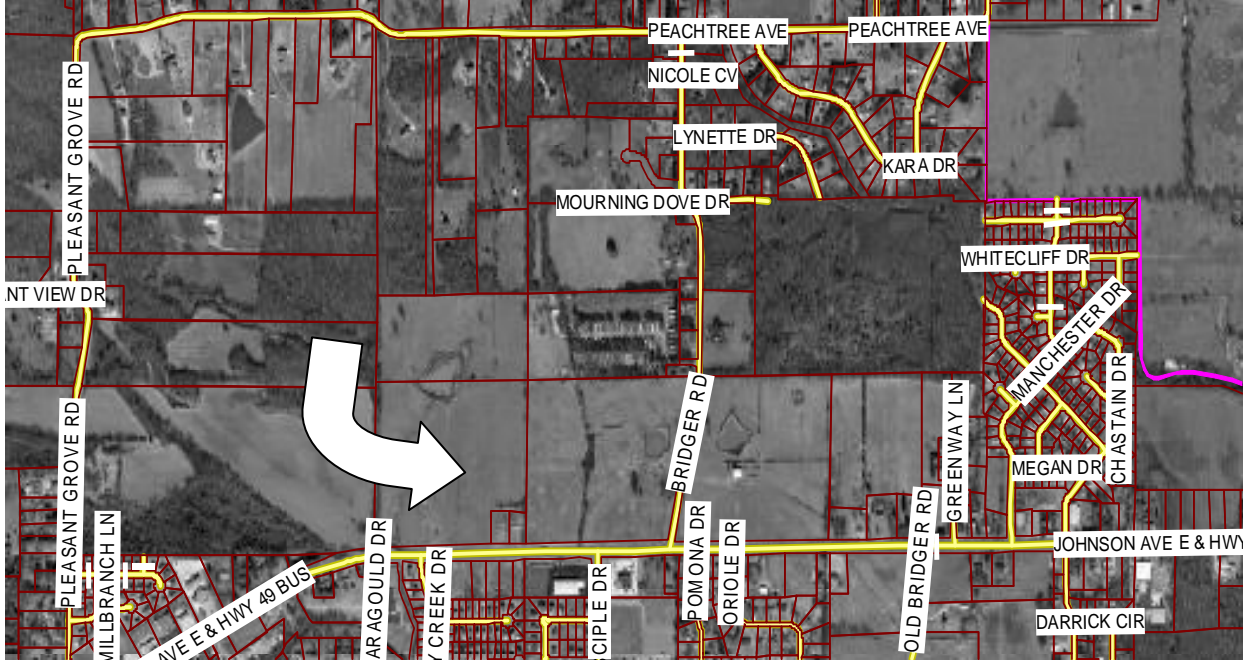
**Conclusion:**

The Planning Department staff finds that the requested zone change submitted by NEA Baptist Memorial Healthcare, Inc. should be evaluated based on the above observations and criteria in making recommendation to the City Council. In consideration of the petition to rezone property from R-1/C-3 to PD-C, Planned Commercial District, staff suggest that the motion be to approve the rezoning subject to preliminary and final development plan review of the entire development, contingent to compliance with the attached Development Criteria/Covenants. This planned development follows good land use design principles if all of the above concerns are addressed.

Respectfully Submitted for MAPC Consideration,

Otis T. Spriggs, AICP  
Planning & Zoning Director

# Site Photographs



AERIAL MAP



View looking West Along Highway 49 N





View looking East Along Highway 49 N



View looking southwest on towards Hwy. 49 N from Project Site



View looking South towards from site



View looking South towards from site





View looking east from site towards Bridger Rd.



View looking North from Site



View looking West from Site



View looking East across from Site towards Bridger Rd.





View looking West across from site



View looking Northwest along Hwy. 49 N. towards site



View looking North towards site, along 49N from property across street.



View looking North towards site from property across street.