

NEA Memorial Health Planned Development District Criteria and Covenants:

Permissible Uses shall include:

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).

A. Height Limits

1. Area A

- a. Area greater than 100 feet from a public right-of-way -165 feet maximum excluding elevator penthouses and mechanical enclosures occupying less than 1/3 of the roof area.

2. Area B

- a. Maximum height of 80 feet excluding elevator penthouses and mechanical enclosures occupying less than 1/3 of the roof area.

3. Area D

- a. Maximum height of 65 feet excluding elevator penthouses and mechanical enclosures occupying less than 1/3 of the roof area.

4. Area C

- a. Maximum height of 35 feet excluding mechanical enclosures occupying less than 1/3 of the roof area.

B. Floor Area Ratio

1. Area A

- a. The total FAR of all buildings within this area shall not exceed 0.75.

2. Area B

- a. The FAR of buildings within this area shall not exceed 0.75.

3. Area 0

- a. The total FAR of all buildings within this area shall not exceed 0.50.

4. Area C

- a. The total FAR of all building within this area shall not exceed 0.25.
- b. Floor Area Ratio shall not apply to residential uses, nursing homes, independent living facilities or assisted living facilities.

III. OPEN SPACE REQUIREMENTS

A. Common Open Space

- 1. Areas E and other locations labeled common open space shall be developed as common open spaces for the NEA Baptist Memorial Healthcare Development and used for

jogging and passive recreation uses such as sitting, scenic viewing or lunch breaks. The area of open space shall be 20% of the total acreage.

2. Common open space shall be attractively landscaped and may contain water features, park benches, gardens, planting strips, trails, signage and other recreational or landscaping amenities.
3. Common open space shall be maintained by the Property Owners Association pursuant to covenants or a maintenance agreement approved by the City Attorney.
4. A statement suitable to the Director of Planning shall be on each Final Plan stating that no Property Owners Association property shall be dedicated or deeded to the City of Jonesboro.

B. Individual Lot Open Space

1. Impervious Surface Area
 - a. Area A -No maximum impervious surface coverage established.
 - b. Area B -No maximum impervious surface coverage established.
 - c. Area D -85% maximum impervious surface cover.
 - d. Area C -85% maximum impervious cover.
2. Parking Lot Open Space Requirements
 - a. All parking lots shall contain a minimum of 7% open space not covered with impervious materials.

IV. ACCESS, PARKING, AND CIRCULATION

A. Access to the Property

1. Three public access points shall be provided to the property from Highway 49 (East Johnson Road).

B. Access to Individual Lots

1. Access to individual lots shall be subject to the approval of the Metropolitan Area Planning Commission at Final Plan Review.
2. Access to private drive and streets
 - a. Access to private drive and streets shall be regulated by the owner of the private drive or street.

C. Public Right-of-Way Improvements

1. All proposed private roads shall be constructed in accordance to the engineering and design standards of the City of Jonesboro.
2. Modifications to existing roads to implement the proposed public street improvements of the Conceptual Development Plan shall be permitted and be subject to the requirements of the City of Jonesboro to close and/or modify a public street.

D. Private Drives and Street Improvements

1. Private Drives and Streets shall not be subject to the design standards and technical specifications of the City of Jonesboro.

E. Off-Street Parking and Loading Space Requirements

1. Off-street parking Area A
 - a. Hospital Parking. 0.4 spaces for each employee, plus one space for each 3 beds, plus one space for 5 daily outpatient treatments, plus one space for each 4 members of the medical staff and plus 3 spaces per 1000 square feet of floor area dedicated to medical office.
 - b. Non-Hospital Use -The number of spaces to be provided in accordance with the City of Jonesboro Code of Ordinance Sec. 14.36.01
2. Off-Street Parking Area C and Area D
 - a. The number of spaces to be provided in accordance with the City of Jonesboro Code of Ordinance Sec. 14.36.01.
3. Loading Space Requirements
 - a. Hospital Use -Three loading spaces required.
 - b. Retail and Institutional Use -One space required for each 10,000 square feet of floor area.
 - c. Office or Research Facility Use -One space required for buildings with more than 50,000 square feet of floor area.
 - d. Warehouse Use -One space required for each 20,000 square feet of floor

F. Circulation

1. Internal vehicular circulation between lots shall be provided between adjacent uses.
2. Delivery truck circulation shall be separated whenever feasible from automobile and pedestrian systems.
3. Sidewalks or paved pedestrian paths shall be provided between buildings and vehicular parking areas.
4. Final details of sidewalks and locations should be submitted during the Preliminary and Final Development Plan stages. Sidewalks are recommended by staff to be installed along the Highway 49 property frontage to promote future pedestrian connectivity and safety. *Sidewalk locations and details are to be given consideration during the preliminary and final development stages and reviewed by the MAPC.*

V. LANDSCAPING, SCREENING AND BUFFERYARDS, AND LIGHTING

A. Landscaping

1. All open-space areas of a lot shall be landscaped with grass, trees, shrubs, flowers, vines, groundcover plants and other organic plant materials.
2. All parking areas shall be landscaped with one 3" caliper tree required per 10 parking spaces.
3. All landscaping in roadway medians and public right-of-ways shall be maintained by the Property Owners Association.

B. Screening and Bufferyards

1. Landscape screen and transitional bufferyards shall only be provided between properties and lots within this Planned Unit Development and properties and lots outside of this PUD. No screening and bufferyards shall be required between uses within this PUD.
2. A detailed landscape plan shall submitted as part of the Preliminary and Final Development Plan stages.
3. All garbage collection areas, utility meters, transformers and other site utilitarian structures shall be screened with landscape materials or an approved architectural structure.

C. Site Lighting

1. Lighting for safety shall be provided at intersections, along walkways, at entryways, between buildings and in parking areas.
2. Lighting shall be directed downward or shielded to avoid hazards to drives or glare on abutting uses.
3. Maximum height of lighting standards above adjacent grade shall be 30 feet.
4. A detailed site lighting and photometrics plan shall submitted as part of the Preliminary and Final Development Plan stages.

VI. SIGNS

A. Permitted Signs

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

1. Area A and Area B

- a. Ground Mounted Post Signs, Ground Mounted Directional Signs, Ground Mounted Business Identification Signs, Marquee Signs, Projecting Signs, Temporary Signs and Wall Signs shall be permitted.
- b. Signage shall be in accordance with Section 14.32.11 and 14.32.11.1 of the City of Jonesboro Municipal Code.
- c. Traffic directional, street signs and regulatory signs shall be permitted as regulated by the City of Jonesboro and the Manual of Traffic Control Devices (Millennium edition).

2. Area C and Area D

- a. Ground Mounted Business Identifications Signs, Wall Signs and Temporary Signs shall be permitted.
- b. Signage shall be in accordance with Section 14.32.11 and 14.32.11.1 City of Jonesboro Municipal Code.

- c. Traffic directional, street signs and regulatory signs shall be permitted as regulated by the City of Jonesboro and the Manual of Traffic Control Devices (Millennium Edition).
- 3. The number and location of Ground Mounted Post Signs and Ground Mounted Directory Signs and Gateway signage shall be shown on the Final Development Plan.
- B. Prohibited Signs
 - 1. Awning Signs
 - 2. Bench Signs
 - 3. Portable Signs
 - 4. Signs identified in Sec. 14.32.11.6 of the City of Jonesboro Municipal Code (Prohibited Signs)
- C. Gateway Signage
 - 1. Gateway signage shall consist of three signs: one sign identifying the overall development, one sign identifying the NEA Baptist Memorial Healthcare Hospital and one sign identifying the Clinic.
 - a. The size of all three signs shall not exceed 150 square feet each.
 - b. The location of the signage shall be as shown on the Final Development Plan and not interfere with the Sight Triangle.
 - c. The height of the signage shall not exceed 35 feet in height.
- D. Monument Signs
 - 1. Two monument signs are permitted on Highway 49/East Johnson Road (Refer to approximate locations on Final Development Plan).
 - 2. The monument signs on Highway 49 /East Johnson Road shall identify the development, the NEA Baptist Memorial Hospital and significant users.
 - 3. A monument sign shall not exceed 150 square feet.
 - 4. A monument sign shall not exceed 35 feet in height.

VII. MISCELLANEOUS CONDITIONS

- A. Outdoor Storage Areas shall not be permitted in the NEA Baptist Memorial Healthcare LLC. P.U.D.
- B. Underground Utility Lines shall not be required for electric, telephone, cable and other similar services. This requirement applies to internal primary and secondary service lines.
- C. Storm Drainage -A means of on-site drainage retention/detention shall be provided to control storm water run-off so that the surface waters will be properly disposed of without adversely affecting neighborhood properties through erosion, flooding and other drainage problems.
 - 1. Each lot owner prior to construction shall obtain the required and necessary permits from the federal and state government entities and the City of Jonesboro.

2. All drainage plans shall be designated in accordance with the policies and design criteria of the City of Jonesboro.

- D. The Proposed Open Spaces in this development shall be owned and maintained by a Property Owners Association. The POA shall be liable for the open spaces. If such maintenance is not performed adequately, the City of Jonesboro may, at their option, perform the necessary maintenance after serving the POA a five-day notice. The reasonable costs thereof shall be paid to the City and if not paid, such costs shall be assessed. The City is not bound by such alternative and if the POA fails to comply with the requirements that the common open spaces be maintained as required, the City may seek legal remedies.

- E. The applicant shall submit a Phasing Plan for any future phases as part of the Preliminary and Final Development Review and Approval Process.

- F. The Final Plat showing all easements and right of ways shall be presented and approved by the Planning Commission as part of the Final Development Plan Process.

VIII. PROCEDURE CONDITIONS

- A. Review and Approval of this Conceptual Development Plan shall be in accordance with the City of Jonesboro Code of Ordinances.

- B. The City of Jonesboro Planning Commission may make modifications at the request of the Developer to the Lot Development Standards, site access locations, vehicular or pedestrian circulation alignment, signage locations, landscaping requirements and other sign design issues, however, the Planning Commission may not increase the intensity or modify the uses permitted within this Planned Development without approval of the City of Jonesboro Mayor and Aldermen/City Council Members.