

# Greensborough Village Town Center

JONESBORO, ARKANSAS



# Request for Rezoning

- *Rezone site containing 201.23 acres from R-1 and C-3 LUO to TC-O, Town Center Overlay District*
- *Current/Future Land Use Map recommends site as a Commercial Node*
- *Request complies with Approval Criteria*
- *Received unanimous recommendation from Planning Commission*

# Town Center Overlay District

*To promote the development of a pedestrian oriented, mixed-use district in which a variety of retail, commercial, office, civic, and residential uses are permitted.*

# Town Center Overlay District – Key Design Elements

- Embrace Open Space and Gathering Places
- Compact Concentration of Uses
- Encourage a Sense of Place
- Aesthetic Design – Attention to Detail

# Creating Great Places...



# *A Place where People want to Live...*



# *A Place where People want to Work...*



# *A Place where People want to Play...*





# Site Opportunities



- Proximity to ASU
- Gentle Sloping Topography
- Road Access

# Master Plan

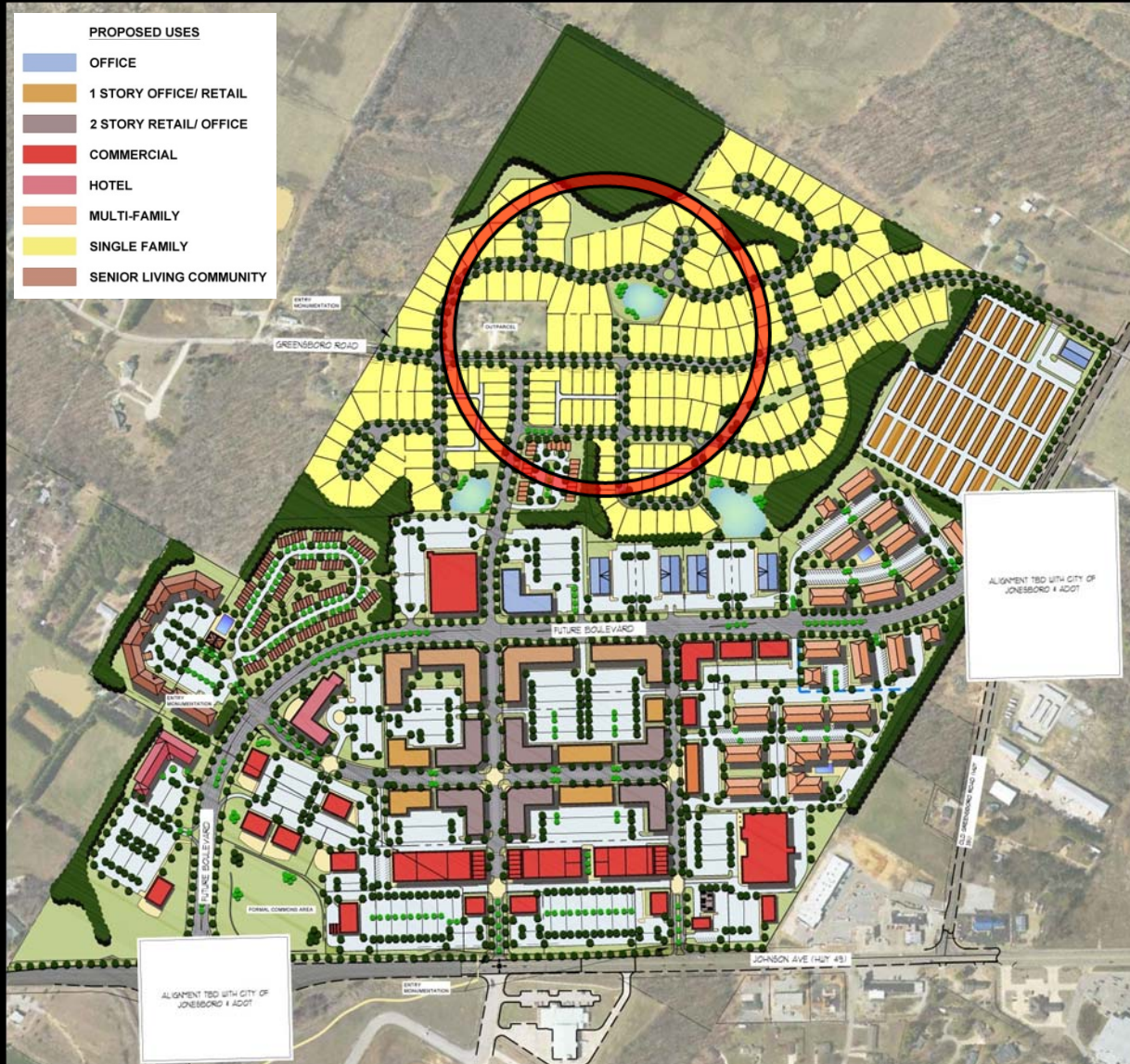


- Mixed-Use
- Density by Design
- Connected to Community
- Pedestrian Friendly

# *Greensborough Village Town Center*



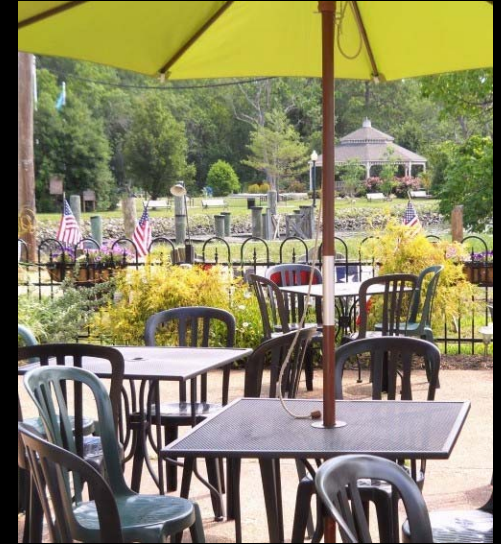
# Master Plan



# Master Plan



# Master Plan



# Walkable & Transit Supportive



- Sidewalks & Pathways
- Pedestrian-Oriented
- Transit Supportive Design

# Street Circulation Hierarchy



- Hierarchy of Streets
- Interconnected Streets
- Pedestrian-Friendly Intersections



# Open Space



- Usable Open Spaces
- Gathering Places
- Connection to Community

# Development Guidelines

**SINGLE-FAMILY ATTACHED & DETACHED RESIDENTIAL**

**General Design Guidelines:**

- 1. All exterior walls shall be finished with a minimum of 1/2" thick stucco or 1/2" thick brick or 1/2" thick stone or 1/2" thick concrete block.
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**RETAIL/OFFICE MIXED-USE**

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**Signage - General Design Guidelines**

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**LANDSCAPING & SCREENING**

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**MARKET STREET**

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**GREENBROUGH VILLAGE**

August 2014

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# Questions?



# Master Plan

