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# Memo

**To:** Metropolitan Area Planning Commission

**From:** Otis T. Spriggs, AICP - Planning Dept.

**Date:** January 7, 2016

**Re.:** Final Site Plan Review: University Woods/Stadiumview Campus Housing/Apartments

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## Dear Commissioners:

Darrell G. Metcalf, Hagen Engineering, PA on behalf of Zimmer Development Company request final MAPC approval of the Preliminary Site Plan for the proposed apartment community at 2506 & 2510 E. Johnson Avenue in Jonesboro. This submittal is for the preliminary review by the MAPC for final development approval.

The site is located on the north side of E. Johnson Avenue, across from the campus of ASU. It is composed of two separate parcels that total approximately 15.7 acres. A single-family residence currently sits on the site. Site topography is rolling and wooded.

The proposed development consists of 240 apartment units, containing 720 bedrooms in total. Included within the proposed development are a leasing office, associated parking and abundant open space amenities. The proposed development shall be in keeping with the previously approved zoning conditions for this PD-MF site as noted below with comments:

### Conditions of Approval:

1. The proposed site shall satisfy all requirements of the City Engineer, and satisfy all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations.

**Pending.**

2. A final site plan subject to all ordinance requirements shall be submitted, reviewed and approved by the MAPC prior to any redevelopment of the property. **Pending.**

3. The applicant/successors agree to comply with the Master Street Plan recommendation for Johnson Ave. upon any future redevelopment of the site. **Complies.**

4. The property shall be redeveloped under the RM-16 District standards with a maximum of 240 units. **Complies.**

5. The owner agrees to make a best-faith effort to coordinate with the Arkansas Highway Department to provide for a crosswalk on Johnson Ave. and with ASU to extend connectivity

along the west side of University Loop for student pedestrian safety. **Pending.**

**Crosswalk/sidewalk connection depicted on plans.**

6. Perimeter fencing shall be provided and shown on the final site plan. **6 ft. Black Vinyl Coated Chain Link noted on plans- Clarification requested- Privacy Screen suggested on North line, where single family homes abut.** Provisions and details on gated entry shall be provided to the MAPC addressing adequate vehicular stacking and accidental re-exit. **Illustrated on the plan with visitor parking circular at Leasing Ofc./Clubhouse Bldg.**

7. Open space shall be provided and maintained at a minimum of 15% of the total acreage. **3.57 acres provided where as 2.35 acres required.**

8. A management/security detail operational plan shall be provided to the MAPC as part of the final site plan which shall illustrate procedures for on-site management. **Pending.**

9. Housing will be restricted to students and faculty only. The Planning Department will be included in audits performed by the management company to ensure verification that only students and faculty live in the development. **Pending.**

***The Commission is asked to approve the Preliminary Review of the Site Plan with any added conditions, subject to Staff coordination of Final Details, and also subject to the Final Site Development Plan Submission before the MAPC- prior to any issuance of Building or Development Permits.***