



FOREST PARK URA REDEVELOPMENT SITES

URA Meeting Updates // 07.10.25

Objectives and Scope

TASK 1

Initial Consultation Session

- Complete

TASK 2

Site Visit and URA Map Boundary Analysis

- Identify four locations that show potential for future development
- Identify two preferred sites for concept planning
- Expand URA boundary as needed
- Complete

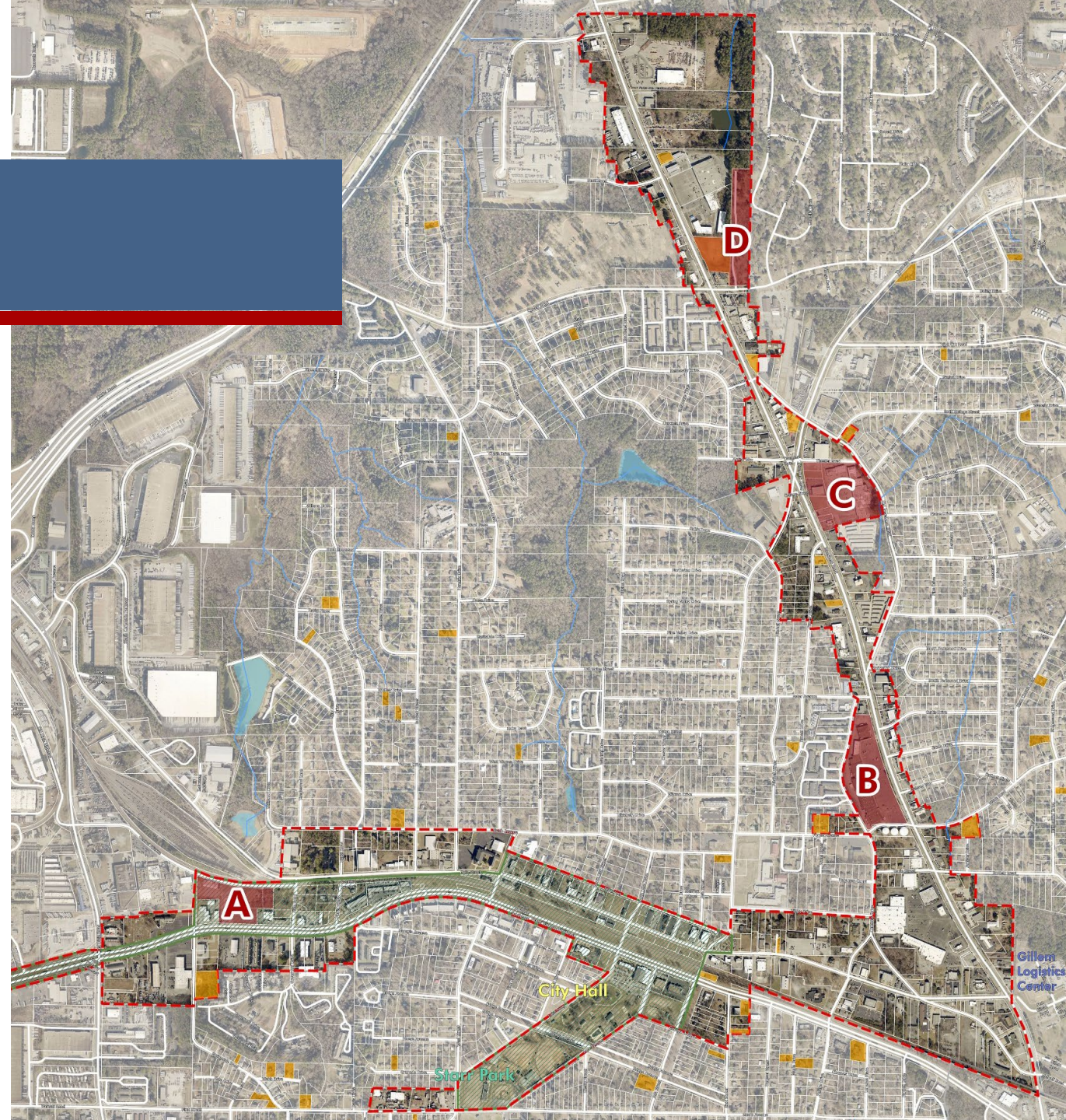
TASKS 3 AND 4

Concept Planning

- Identify two preferred sites for concept planning
 - Site 1: Site A (Detailed concept plan)
 - Site 2: TBD (Bubble diagram)

Study Area

- **Existing URA:** along Forest Parkway and around Starr Park (~122 acres)
- **Proposed URA expansion:** to include properties with frontages along Jonesboro Road to City limits (~512 acres)
- **Four sites** identified for potential future development
- **Site A** was selected for concept plan

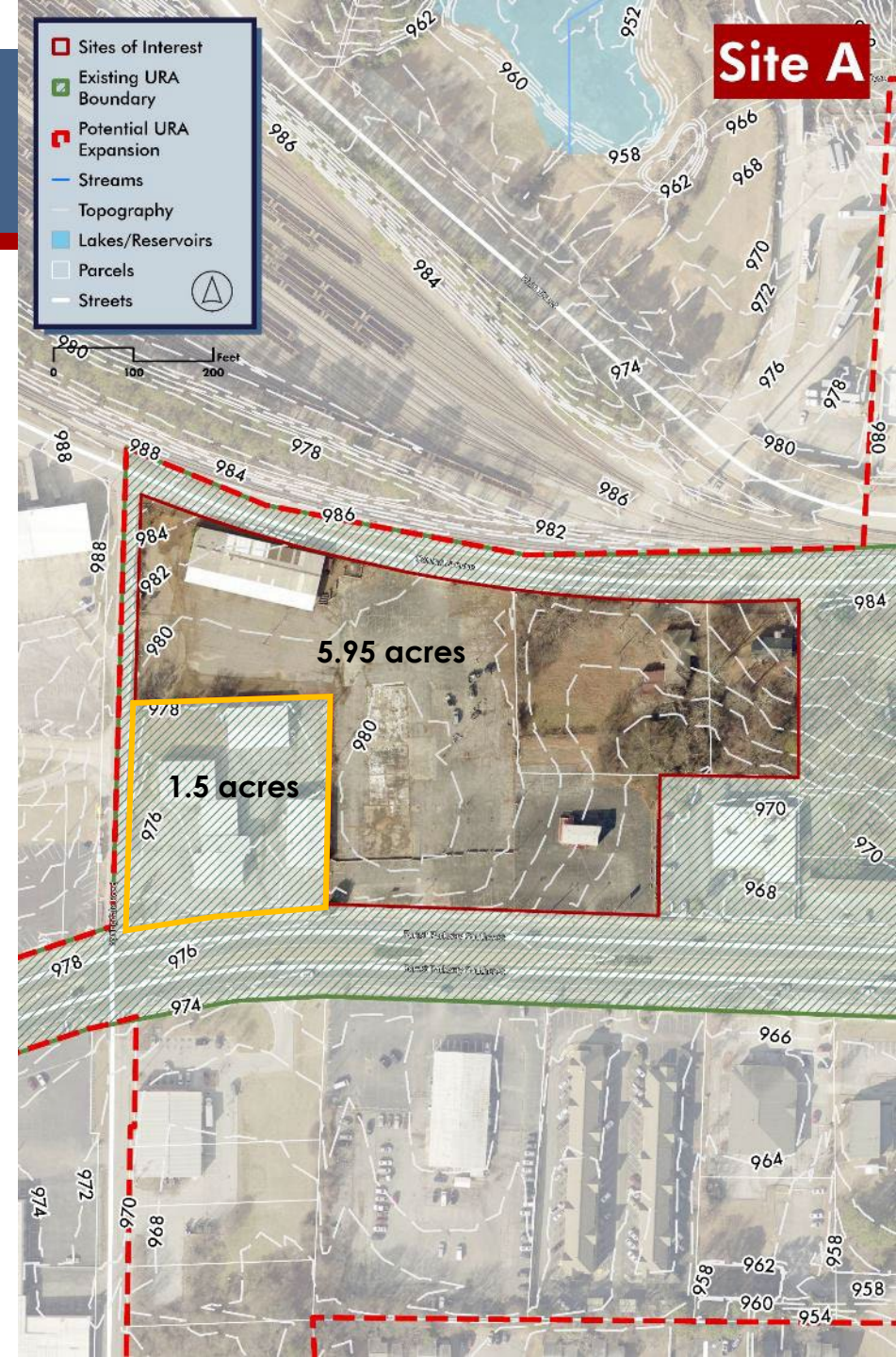


Site A: Central Avenue Parking Lot

Overview: 3 contiguous parcels between Forest Parkway and Central Avenue, with potential to include the corner parcel.

Site details:

- Size: $5.95 + 1.5 = 7.45$ acres
- Zoning: Urban Village (UV)
- Future Land Use: Commercial, Office/Professional
- Steepest grade: ~3%
- Current uses: vacant structures, large parking lot used for Fire Department training exercises
- Ownership: URA, private individuals
- Tax value: \$1,197,200 (URA parcels); \$397,200 (privately owned parcels)







A. Mixed-Use



B. Commercial



C. Live/Work



D. Townhouse



D. Townhouse



E. 6 - Plex



F. Pocket Park



G. Streetscape (One-way around Park)

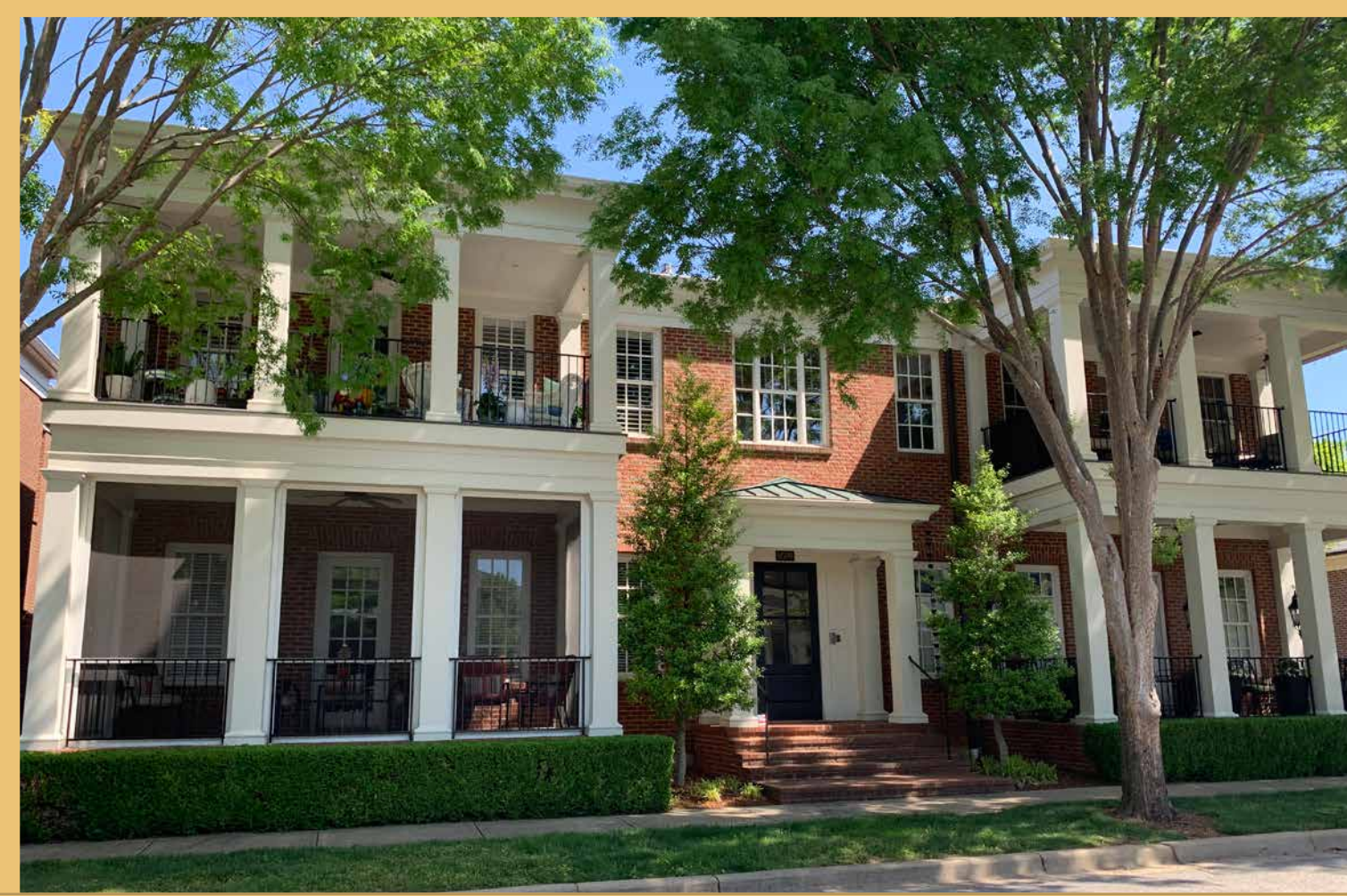




A. Mixed-Use



B. Commercial



C. 4 - Plex



D. Cottage Court



E. Townhouse



E. Townhouse



F. Pocket Park



G. Plaza

Forest Park URA

Central Avenue Site

Concept Plan B-1

(Vertical Mixed-Use)

Prepared by: TSW
May 23, 2025





A. Commercial



A. Commercial



B. Outdoor Dining



C. Townhouse



C. Townhouse Facing Green



D. 6 - Plex



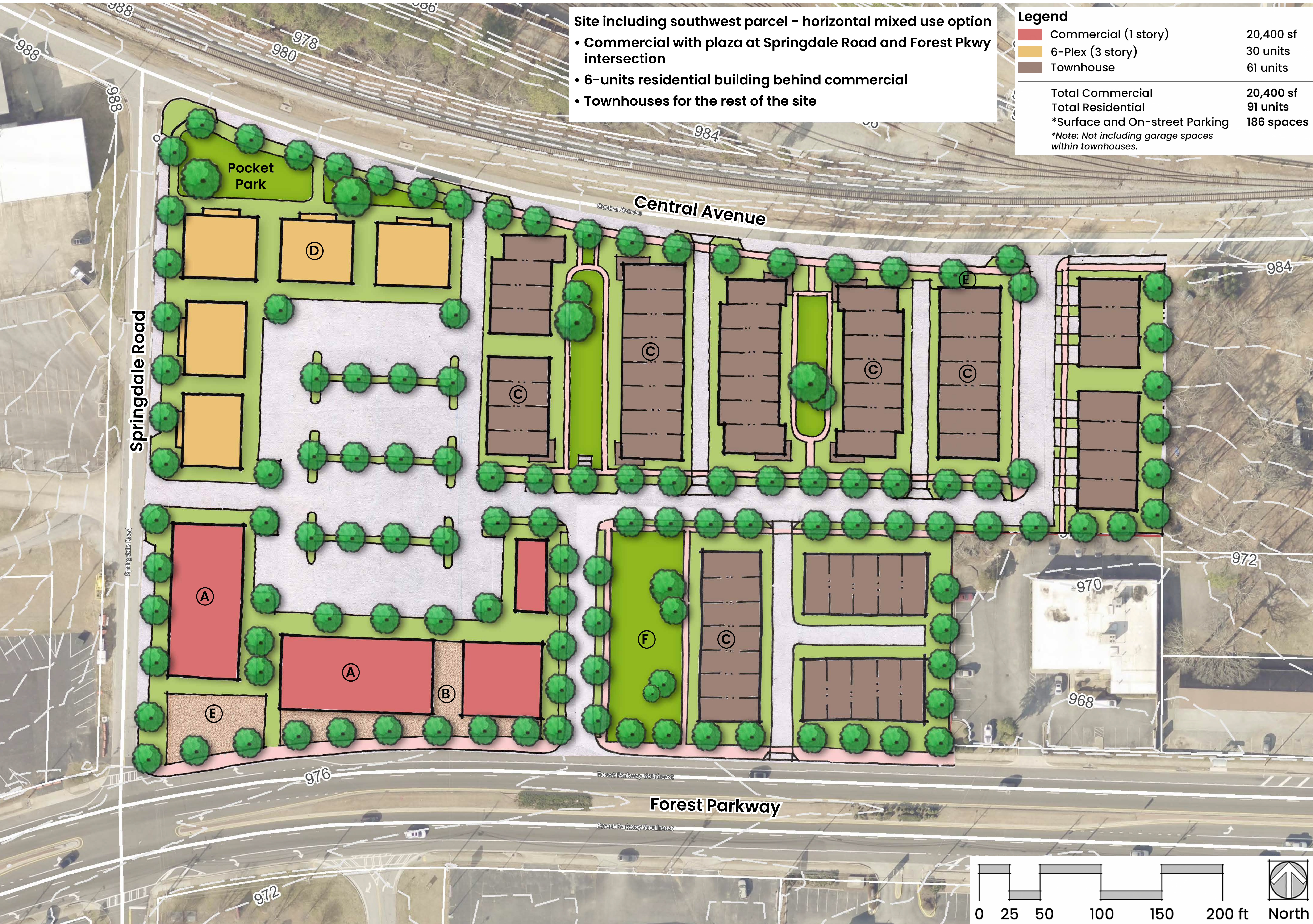
E. Retail Plaza



F. Pocket Park

Forest Park URA Central Avenue Site Concept Plan B-2 (Horizontal Mixed Use)

Prepared by: TSW
May 23, 2025



Site B: Clayton Plaza

Overview: Large shopping center on one parcel with frontage on Jonesboro Road, rear access via Courtney Drive

Site details:

- Size: 10.87 acres
- Zoning: General Commercial (GC)
- Future Land Use: Commercial
- Steepest grade: ~2.3%, although steep berm (61% slope) at rear of parcel along Courtney Drive
- Current uses: Large shopping center with parking lot, no outparcels
- Ownership: private individuals
- Tax value: \$4,700,000





Site C: A2Z Outlet Shopping Center

Overview: Large shopping center, plus 6 outparcels with frontage on Jonesboro Road and side access via Theater Drive

Site details:

- Size: 10.82 acres
- Zoning: General Commercial (GC)
- Future Land Use: Commercial
- Steepest grade: ~6.2% from Jonesboro Road to low point; significant drop at rear of property near creek
- Current uses: Large shopping center with two outparcel commercial buildings, large parking lot, vacant land
- Ownership: Carrollton MCRE LP, Five Sac Self-Storage Corporation, Sphere Real Estate LLC, SCF RC Funding I LLC
- Tax value: \$2,000,000 (large parcel only); \$4,134,400 (all)





Site D: 4176 Jonesboro Road

Overview: 2 parcels, both vacant, one with frontage on Jonesboro Road and the other with access via Conley Road

Site details:

- Size: 8.86 acres
- Zoning: General Commercial (GC), Multiple Family Residential (RM)
- Future Land Use: Commercial, High Density Residential, Industrial
- Steepest grade: ~69.4%
- Current uses: One formerly developed tract and one forested tract
- Ownership: two different LLCs
- Tax value: \$982,000 total





Questions? Comments?