

NK & Sons Investments

2038 N. Church Street

Rezoning Information

1. How was the property zoned when the current owner purchased it?

C-3

2. What is the purpose of the proposed rezoning? Why is the rezoning necessary?

To achieve the highest and best use of the land.

3. If rezoned, how would the property be developed and used?

A gated multifamily community with security cameras, green space and play area.

4. What would be the density of intensity of development?

Approximately 22 units.

5. Is the proposed rezoning consistent with the Jonesboro Comprehensive Plan and Future land use plan?

Yes.

6. How would the proposed rezoning be in the public interest and benefit the community?

This project would bring greatly needed quality housing to a part of the city that would benefit greatly from such housing.

7. How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?

The area is most commercial, with some multifamily and residential throughout. A quality project such as is proposed would blend seamlessly with the neighborhood.

8. Are there substantial reasons why the property cannot be used in accordance with existing zoning?

The proposed rezoning would fulfill the highest and best use of the property.

9. How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property?

The proposed project would be gated with security cameras with minimal impact on traffic, odor, noise, and light. Most of surrounding property is C-3 with more impact.

10. How long has the property remained vacant?

As long as applicant is aware.

11. What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police and emergency medical service?

The proposed project would include green space and a play area. The impact on city services would be minimal due to the size of the property and density permitted.

12. If the rezoning is approved, when would development or redevelopment begin?

Immediately.

13. How do neighbors feel about the proposed rezoning?

A neighborhood meeting was held on January 13, 2026. Minutes are attached.