

***City of Jonesboro Metropolitan Area Planning Commission***

**Staff Report – RZ 26-09**

**300 S. Church Street/Municipal Center**

***For Consideration by Planning Commission on June 9, 2026***

**REQUEST:** To consider a rezoning of 2038 N Church St

**PURPOSE:** A request to consider recommendation to Council for a rezoning from “C-3”, General Commercial district to “RM-12” Multi Family Residential District

**APPLICANT:** **NK & Sons Investment**

**LOCATION:** **2038 N Church St**

**SITE DESCRIPTION:** **Total Size:** Approx. 1.41 Acre- 61,692.8 S.F.  
**Street Frontage:** Approx. Church St and Daybreak Dr

**Existing Development:** Circa 2002, and 2003 this site was designed and approved as a subdivision.

**Physical Characteristics of the Site:** Vacant Lot

**SURROUNDING CONDITIONS:**

| <b>ZONE</b>  | <b>LAND USE</b>    |
|--------------|--------------------|
| <b>North</b> | <b>C-3</b>         |
| <b>South</b> | <b>C-3 and R-3</b> |
| <b>East</b>  | <b>C-3 and R-3</b> |
| <b>West</b>  | <b>C-3</b>         |

**HISTORY:**

## ZONING ANALYSIS:

*City Planning Staff has reviewed the proposed Zone Change and offers the following findings:*

### **Comprehensive Plan Land Use Map:**

The Current/Future Land Use Map recommends this location as Moderate Intensity Growth Sector

The Current/Future Land Use Map recommends this location as a **Moderate Intensity Residential**.

### **Moderate Intensity:**

A wider mix of land uses is appropriate in the moderate intensity sectors. Control of traffic is probably the most important consideration in this sector. Additionally, good building design, use of quality construction materials, and more abundant landscaping are important considerations in what is approved, more so than the particular use. Limits on hours of operation, lighting standards, screening from residential uses, etc. may be appropriate. Consideration should be given to appropriate locations of transit stops.

### Typical Land Uses:

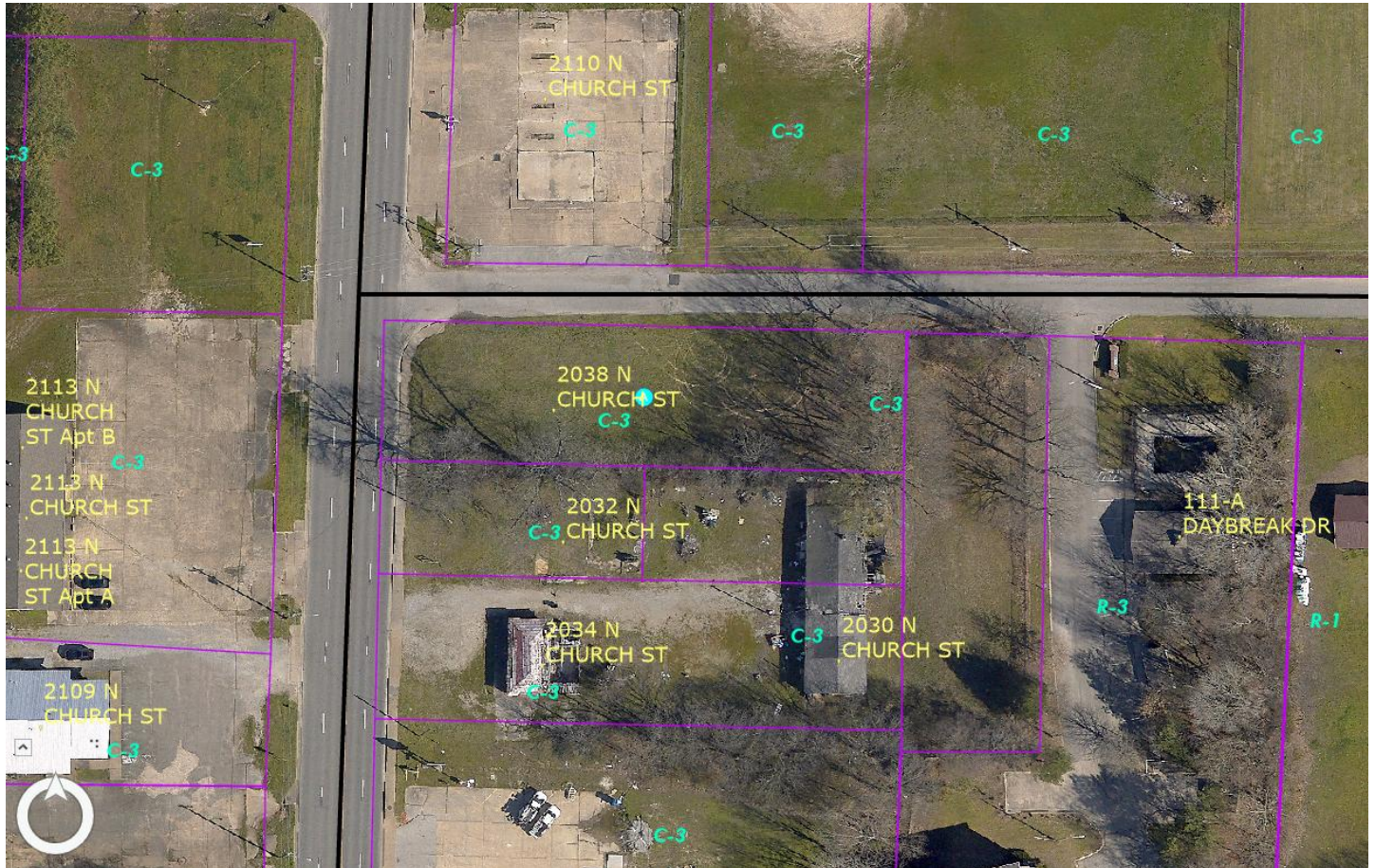
- Single Family Residential
- Attached Single Family, duplexes, triplexes and fourplexes
- Neighborhood retail, Neighborhood services
- Office parks
- Smaller medical offices
- Libraries, schools, other public facilities
- Senior living centers/nursing homes, etc.
- Community-serving retail
- Small supermarket
- Convenience store
- Bank
- Barber/beauty shop
- Farmer's Market
- Pocket Park

Density: 1/5 to 1/3 acre lots for Single Family

Height: 4 stories

Traffic: Approximately 300 peak hour trips (Commercial Only)

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*Land Use Map*

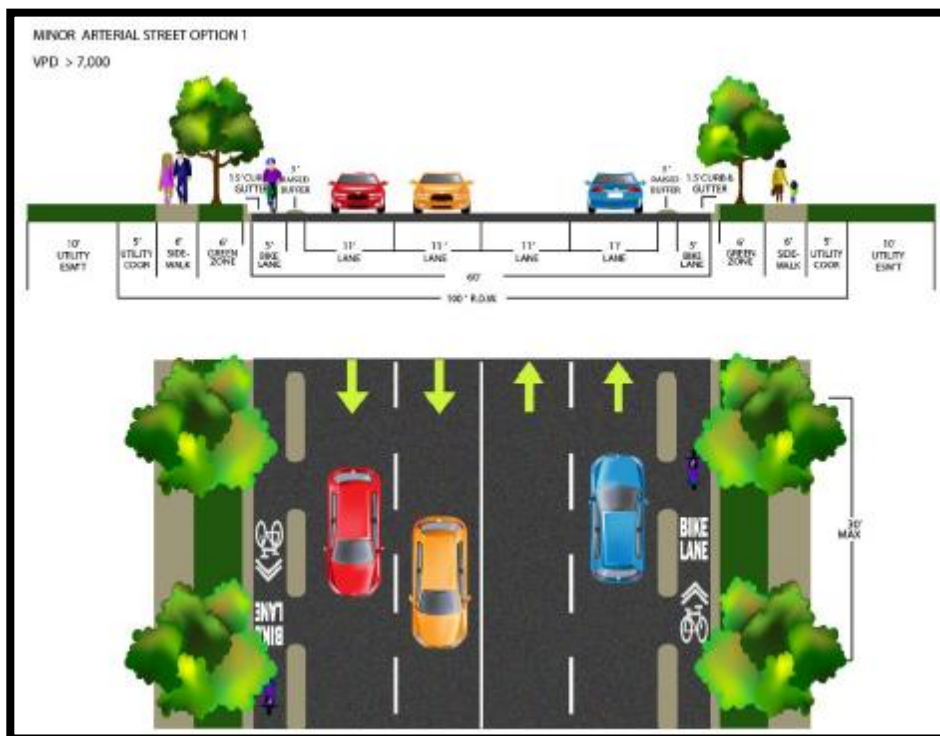
## Master Street Plan/Transportation

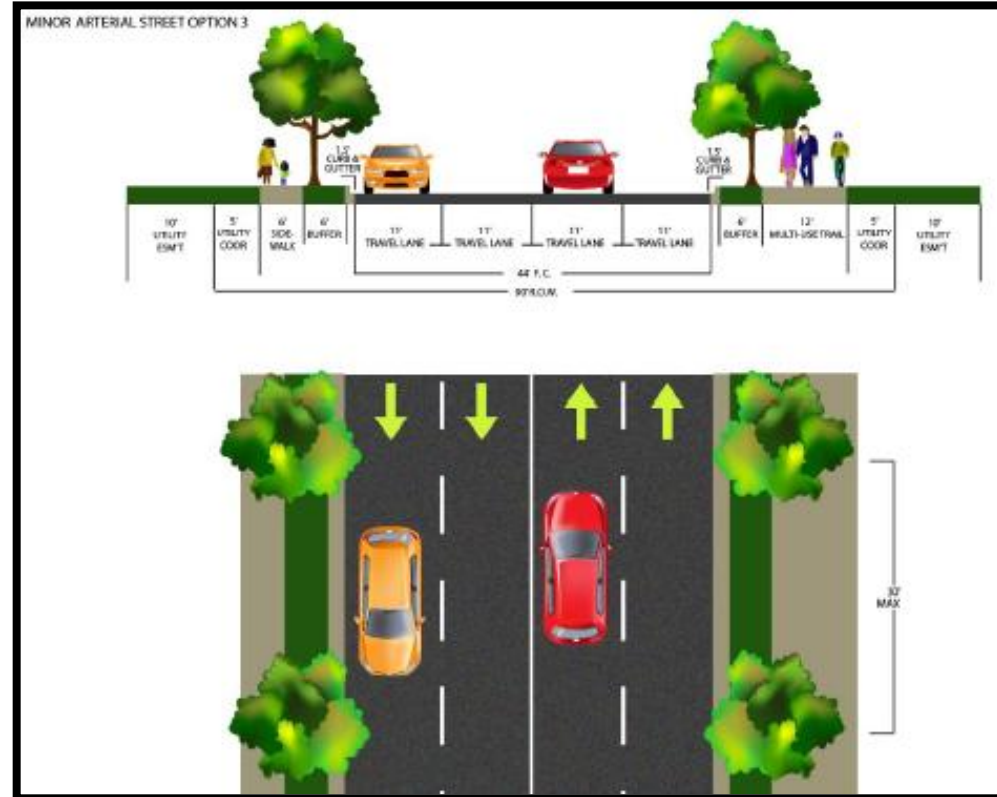
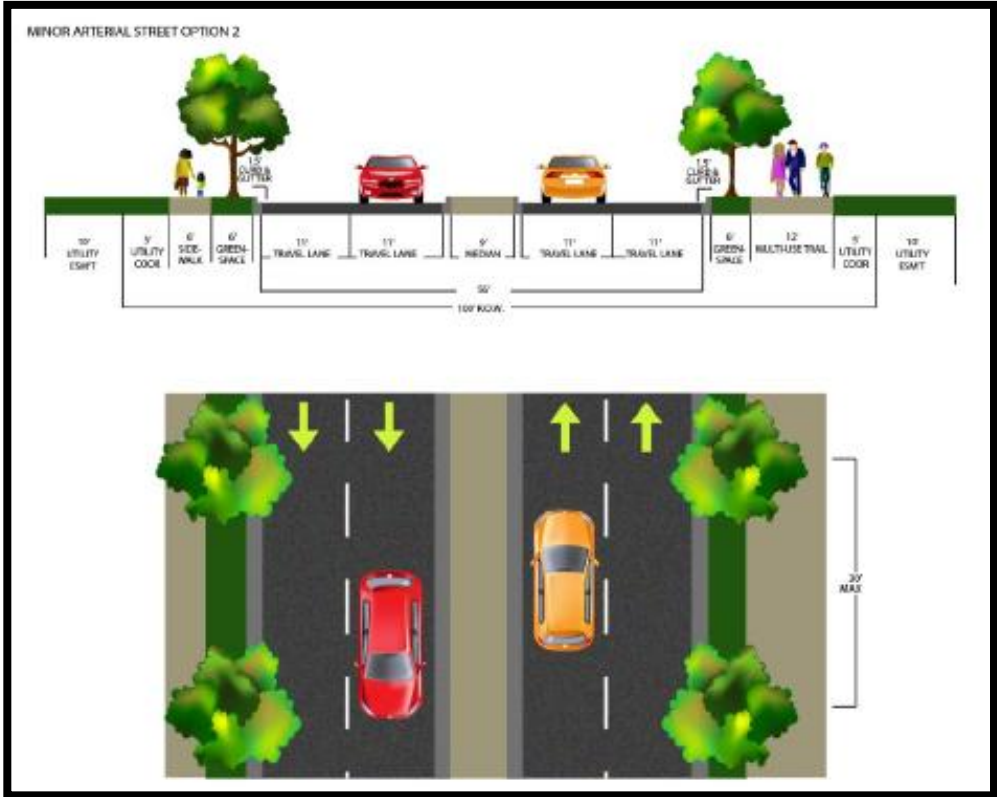
The subject property will be served by N Church St and Daybreak Dr. The Master Street Plan classifies N Church St as a Minor arterial and Daybreak Dr as Collector St.

**Minor Arterials** function similarly to principal arterials, but operate under lower traffic volumes, serve trips of shorter distances, and provide a higher degree of property access than principal arterials.

**FUNCTION:** Minor Arterials provide the connections to and through an urban area. Their primary function is to provide short distance travel within the urbanized area. Since a Minor Arterial is a high volume road, a minimum of 4 travel lanes is required. At intersections with Collector Streets or other Arterials (principal or minor), additional right-of-way may be required if the anticipated turning movements warrant extra lanes.

**DESIGN:** Cross-section selection shall be based on anticipated traffic volume and speed limit, or traffic impact analysis, if applicable. Design in accordance with AASHTO policy on Geometric design of highways and streets (current edition).

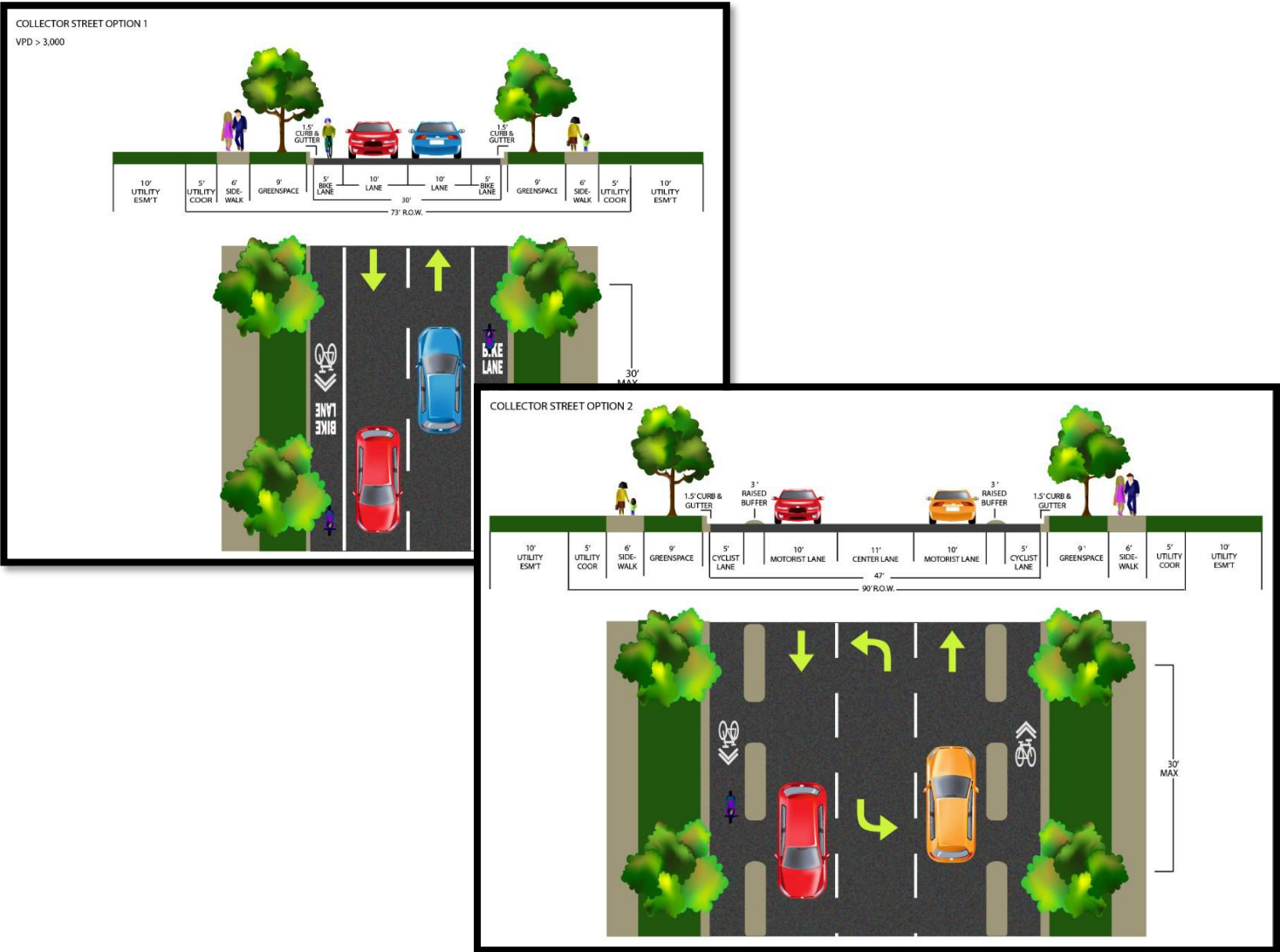




**Collectors** provide for traffic movement between arterials and local streets. They carry moderate traffic volumes over moderate distances and have a higher degree of property access than arterials.

**FUNCTION:** A Collector Street is the traffic connection from Local Streets to Arterials, with the secondary function of providing access to adjoining property. The Collector system should not be continuous but should direct traffic to Arterials. This class of road is generally at a spacing of a quarter mile. At the time of the subdivision, the exact location and additional need for Collectors will be determined by the MAPC upon advice of the City Staff.

**DESIGN:** Cross-section selection shall be based on anticipated traffic volume and speed limit, or traffic impact analysis, if applicable. Design in accordance with AASHTO policy on Geometric design of highways and streets (current edition).



**Approval Criteria- Chapter 117 - Amendments:**

The criteria for approval of a rezoning are set out below. Not all the criteria must be given equal consideration by the MAPC or City Council in reaching a decision. The criteria to be considered shall include, but not be limited to the following.

| Criteria                                                                                                                                                                                                                                                                                                                           | Explanations and Findings                                                                                                                 | Comply Y/N                                                                            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <b>(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map</b>                                                                                                                                                                                                                                                    | The proposed district rezoning is not consistent with the Adopted Land Use Plan. This property is in the Moderate Intensity Growth Sector |    |
| <b>(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.</b>                                                                                                                                                                                                                                                     | The proposal will achieve consistency with the purpose of Chapter 117, with compliance with all District standards.                       |    |
| <b>(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.</b>                                                                                                                                                                                                                              | Compatibility is achieved with this rezoning considering the surrounding area includes residential and commercial zoning and uses.        |    |
| <b>(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;</b>                                                                                                                                                                                             | Without the proposed zoning map amendment, this property cannot develop.                                                                  |   |
| <b>(e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property;</b> | With proper planning there should not be any adverse effects caused by the property.                                                      |  |
| <b>(f) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services</b>                                                                                                                       | Minimal impact if rezoned because the area is already equipped to handle residential uses.                                                |  |

## Staff Findings:

### Applicant's Purpose

The proposed area is currently classified as “C-3”, General Commercial district. The applicant is applying for a rezoning to allow RM-12 Multi Family Residential at this location.

Rezoning this property is consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*.

### Chapter 117 of the City Code of Ordinances/Zoning defines RM-16 as follows:

RM-16—Residential multifamily classification; 12 units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher.

### Departmental/Agency Reviews:

The following departments and agencies were contacted for review and comments. Note that this table will be updated at the hearing due to reporting information that will be updated in the coming days:

| Department/Agency  | Reports/ Comments       | Status |
|--------------------|-------------------------|--------|
| Engineering        | No issues were reported |        |
| Streets/Sanitation | No issues were reported |        |
| Police             | No issues were reported |        |
| Fire Department    | No issues were reported |        |
| MPO                | No issues were reported |        |
| Jets               | No issues were reported |        |
| Utility Companies  | No issues were reported |        |
| Code Enforcement   | No issues were reported |        |

**Conclusion:**

The Planning Department Staff finds that the requested zone change submitted for the subject parcel should be evaluated based on the above observations and criteria of Case RZ-26-09 ; a request to rezone property from “C-3” General Commercial District to “RM-16” Multifamily residential district. The following conditions are recommended:

1. The proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the Planning Department, prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning Department approval in the future.

Respectfully Submitted for Planning Commission Consideration,  
The Planning and Zoning Department

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**Sample Motion:**

I move that we place Case: RZ 26-09 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that to rezone property from from “C-3” General Commercial District to “RM-12” Multifamily residential district will be compatible and suitable with the zoning, uses, and character of the surrounding area except the adopted Land use plan.