

Planning Department Staff Analysis / Tupelo Planning Committee

Application No:	FLEX 26-03	Application Type: FLEXIBLE USE
Meeting Date:	August 3, 2026	Parcel No: 089L-32-013-00
Applicant:	Michael Walden	Status of Applicant: owner
Location:	205 Commerce Street	
Purpose:	To allow use of property as daycare center	
Present Zoning:	Mixed Use Downtown, Coliseum subdistrict	
Existing Land Use:	Last used as cosmetology school	
Surrounding Zoning:	Mixed Use Downtown on all sides	
Setback Requirements:	n/a, existing building	
Applicable Regulations:	_5.3.4, use regulations in Mixed Use Downtown district; 12.12, Compatible and Flexible Uses	

Driving Directions: From city hall, take Commerce Street north across Main Street, past Jefferson Street; subject property is the second building on left.

Criteria for approval of flexible use:

Applications for compatible or flexible use permits shall be approved only if the approving authority finds that the use as proposed or the use as proposed with conditions:

- (a) Is in harmony with the area and is not substantially injurious to the value of properties in the general vicinity;

Found: the request is for a change in use of an existing building, not new construction; there may be some interior and exterior modifications to meet Health Department requirements but the changes are not expected to have major impact on the general appearance of the property.

- (b) Conforms with all special requirements applicable to the use;

Found: the project will be subject to state Health Department standards and to city requirements for parking and access.

Planning Department Staff Analysis / Tupelo Planning Committee

(c) Will not adversely affect the health or safety of the public.

Found: The change in use will create different traffic patterns but no anticipated adverse impacts on public health or safety. The applicant has submitted a plan for handling dropoff and pickup traffic to minimize conflict with other traffic in the area.

Analysis:

The request involves a minor change in the use of an existing structure. While a day care center may not be the most valuable use for a property near the coliseum, it should not create any negative effects and would not compromise the possibility of a different use should one appear. The city needs additional day care capacity.

Recommendation: Approve



FLEXIBLE USE APPLICATION

City of Tupelo | Department of Development Services

Mail: P O Box 1485, Tupelo, MS 38802-1485

Phone: (662) 841-6510 Fax: (662) 841-6550

Email: permits@tupeloms.gov

MUNIS FLEX 26-03
 Received By: MS
 Date Received: 7-6-26
 (for office use only)

Permit Fee: \$250 (Non-refundable)

A Pre-Application conference is required with a member of the Planning Division prior to application submittal. The application must be submitted no later than three (3) weeks prior to the next meeting of the Planning Committee which is held on the first Monday of each month. The application must be included on the agenda in order to be considered. **DUE TO POLICY OF PLANNING COMMITTEE, NO EXCEPTIONS WILL BE MADE.**

PROPERTY INFORMATION

PROJECT LOCATION:

(ADDRESS & PARCEL # REQUIRED): 205 Commerce St. / 089L-32-013-00

PARCEL ACREAGE: .74 acre +/- Lot 165.5 x 189.7 lrr CURRENT ZONING: Mixed Use Downtown

CURRENT LAND USE: Cosmetology Academy PROPOSED LAND USE: Daycare

FLEXIBLE USE TO ALLOW: An established daycare, Kids World Daycare, Tupelo, to occupy the space currently occupied by the Tupelo Academy of Cosmetology.

CONTACT INFORMATION

OWNER CONTACT INFORMATION:

Owner Name: Michael Walden, Walden Enterprises LLC Email: michael.walden@sfbcc.com
 Address: 2016 W College St. City: Booneville State: MS Zip Code: 38829
 Phone Number(s): 662-416-0842

APPLICANT CONTACT INFORMATION (if different than owner):

Name: _____ Email: _____
 Address: _____ City: _____ State: _____ Zip Code: _____
 Phone Number(s) _____

REQUIRED ATTACHMENTS (all required attachments must be submitted BEFORE a permit can be issued)

1. Recorded deed; if owner and applicant are not the same, current lease and owner permission _____
2. Plat of the property sought to be rezoned, 82 X 112 inches in size, to scale showing dimensions thereof and width of any streets contiguous thereto. _____
3. Subdivision, Accessory Use, Rezoning, Commercial or Residential Construction Application _____
4. Approved Criteria, See Development Code Section 12.12.2(7) _____

PLEASE SEE REVERSE SIDE

In support of the application, you must show in detail that the proposed use:

1. Is in harmony with the area and is not substantially injurious to the value of the properties in the general vicinity;
2. Conforms with all special requirements applicable to the use;
3. Will not adversely affect the health or safety of the public; and
4. Has obtained the minimum passing score for the Development Review Checklist, Section 12.3.

I hereby certify the above information is true and correct and completed in accordance with the Tupelo Development Code. I further understand that if I am not the property owner, notarized permission from the property owner is required for the application to be processed. I understand that as the applicant, I must be present at the scheduled public hearing held in the Department of Development Services on the 3rd Floor of Tupelo City Hall at 71 East Troy St.

Applicant Signature: _____

Mulabbade

Date: _____

7-6-26

[Signature]



City of Tupelo

Department of Development Services

NOTICE TO ADJACENT PROPERTY OWNERS OF PENDING APPLICATION

MAYOR
Todd Jordan

CITY COUNCIL
Chad Mims
Ward One

Lynn Bryan
Ward Two

Travis Beard
Ward Three

Nettie Davis
Ward Four

Bentley Nolan
Ward Five

Janet Gaston
Ward Six

Rosie Jones
Ward Seven

Case No.: FLEX26-03

Location: 205 Commerce Street, PARCEL 089L-32-013-00

Applicant: Michael Walden, Walden Enterprises, LLC

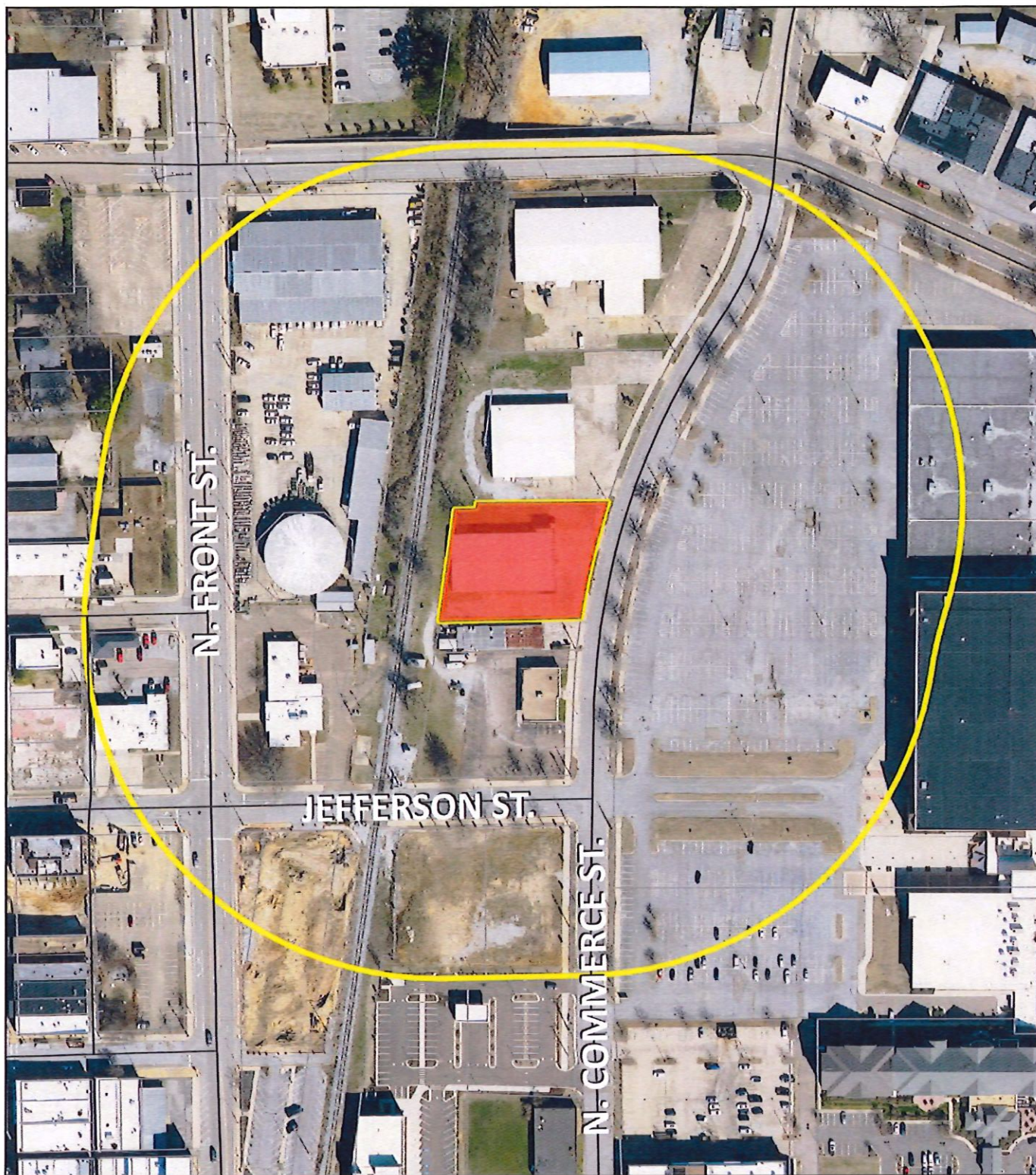
Meeting Date: August 3, 2026 at 6:00 p.m

The City of Tupelo Department of Development Services has received an application from Michael Walden for approval of a Daycare Center at the property located at 205 Commerce Street. The proposed use is located within the Mixed Use Downtown Coliseum Sub Zoning District and requires review and approval through the Flexible Use process.

A public hearing on this request will be held on **August 3, 2026, at 6:00 p.m.** in the **City of Tupelo Council Chambers**, located on the second floor of City Hall at **71 East Troy Street**. (Elevators are located on the south end of City Hall.)

As the owner of property located within 500 feet of the subject property, you are hereby notified and invited to attend the public hearing to learn more about the request and to provide comments or express opinions regarding this matter. You are also encouraged to share this information with nearby property owners who may be located outside the required 500-foot notification area.

For additional information or questions, please contact Mandolyn Shurden, Zoning Technician, Department of Development Services, at 662-841-6510. The application materials are available for public inspection during regular business hours at the Department of Development Services offices, located on the third floor of City Hall, 71 East Troy Street.



205 N. Commerce St.

PARCEL NO: 089L-32-013-00

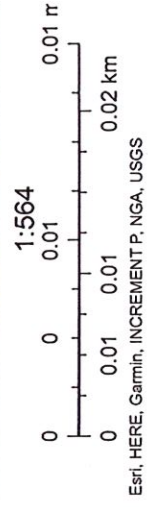
FLEX 26-03



Not to Scale

OWNER_1	CITY	ST
WAIDE RACHEL PIERCE	1110 BELLEDEER DRIVE	TUPELO
KNIGHT ROBERT E	1139 COUNTRYWOOD	TUPELO
TUPELO CITY OF	P O BOX 1485	TUPELO
LEE COUNTY MISS	P O BOX 1785	TUPELO
TUPELO CITY OF	P O BOX 1485	TUPELO
TUPELO CITY OF	P O BOX 1485	TUPELO
N E MS REGIONAL WATER SUPPLY I	P O BOX 7118	TUPELO
TUPELO CITY OF	P O BOX 1485	TUPELO
WAIDE & THARP LLC	P O BOX 7332	TUPELO
TUPELO CITY OF	P O BOX 1485	TUPELO
BNA BANK	P O BOX 811	NEW ALBANY
WHEELER ENTERPRISES LLC	2800 WEST MAIN STREET UNIT 302A	TUPELO
PAPPIS GARAGE LLC	P O BOX 3292	TUPELO
WALDEN ENTERPRISES LLC	2016 W COLLEGE STREET	BOONEVILLE
BEANE JAMES B	203 COMMERCE	TUPELO
BEANE JAMES B	203 COMMERCE ST	TUPELO
TUPELO CITY OF	P O BOX 1485	TUPELO
TUPELO REDEVELOPMENT AGENCY	P O BOX 468	TUPELO
BNA BANK	P O BOX 811	NEW ALBANY

- - - LOTLINE — RAILROAD_LN lee_ms_dim
 — SOFT_LN Parcels lee_ms_ac
 — ROAD_LN lee_ms_parcelno



089L-32-013-00 Card 1 of 1 Date Printed 09/30/2024
Alt: 089L-32-013-00 Map:
TD 1730 STR 32 09S 06E Block
205 COMMERCE ST /00/
Field Work by

WALDEN ENTERPRISES LLC
2016 W COLLEGE STREET

BOONEVILLE MS 38829

Exempt Code
BLK 5 LOT 3 NW1/4 01/31/2011
DEED-2011 001628 12/27/2006
DEED-2007 000040 00/00/0000
DEED-0880 175

Land Value Buildings Total Value
100000 303890 403890
Lot Size Acres Use Code
168.5 X 189.7 IRR 6230

Type	Size	Price	D/F	Adj	Desc	\$/ft	Value C					

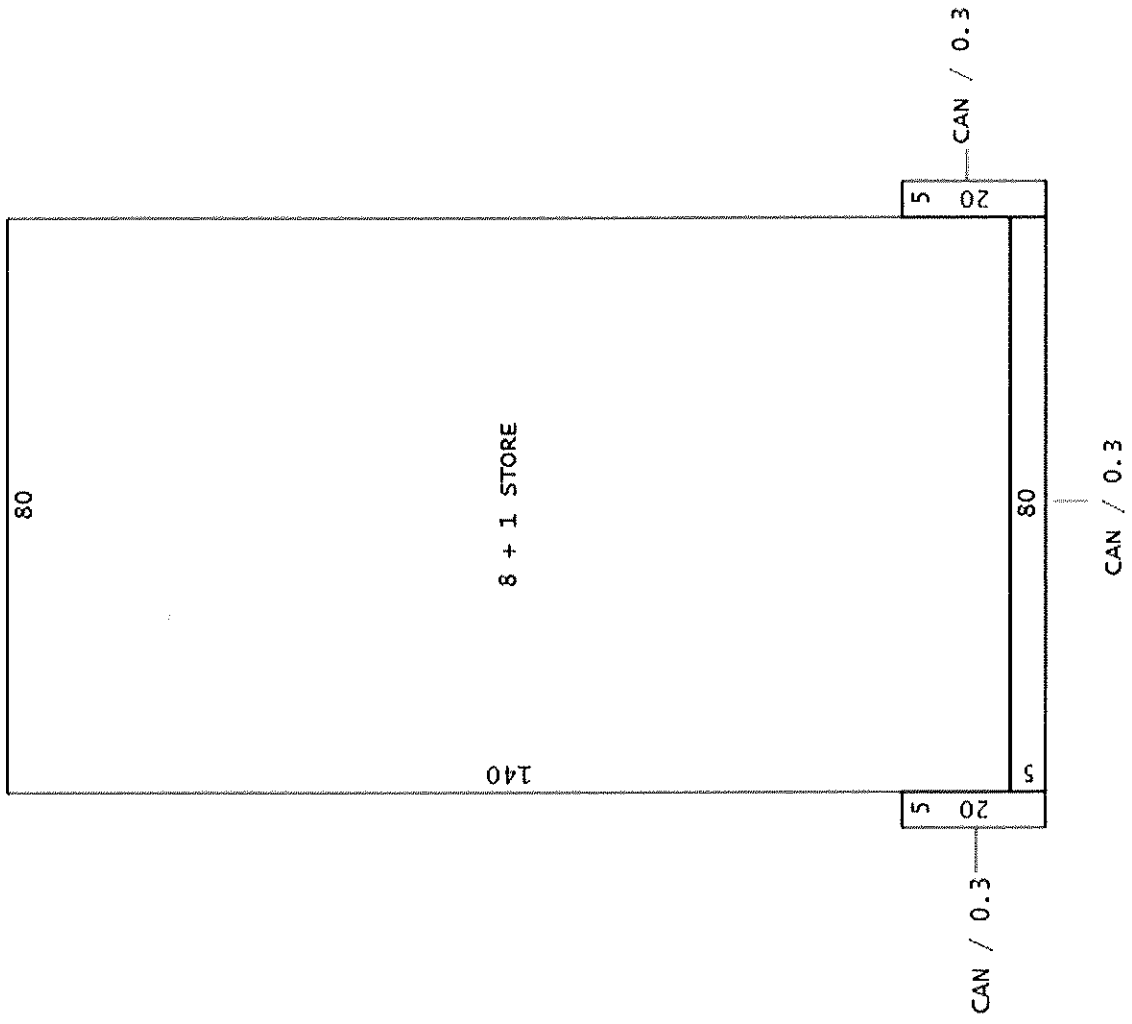
1.00X		100000				100000.00	100000 2					
Bld Type		Foun			Base	Adjusted	Cost	Replace	Year	Value	SL C	Old Value
		dati	Class	Uni	Area	Rate	per Ft	Cost	G% Buil			

8 STORE	SLAB L/D+	94	11200	11380	33.84	31.81	35.63	477248	60 1972	286350	60 2	158440
12 CONCRETE PAVING	LC		9388	9388	4.17	4.17	4.67	43842	40 1972	17540	60 2	10560

Exterior Walls	Roof Type	Floors										
8 CORR. METAL	16 GABLE	8 ENAMEL METAL	8 CONC. & TILE									

Interior Walls	Interior Ceiling	Plumbing Electricity Adjustments										
8 DRYWALL	15 SUSPENDED ACC TL	17 NONE	MAXIMUM 5 FRONT / INT PARTITIONS									

Extras
8 STORE FHA/ 46816
8 FIXTURES 3984
8 BLOWN INSU 8736
8 OVERHEAD D 4553
8 TOTAL EXTR 71779



Filed By: Bbenson	Filed: 2/11/2011 9:45:00 Am	Number: 2011001628	Lee Chancery	Bill Benson
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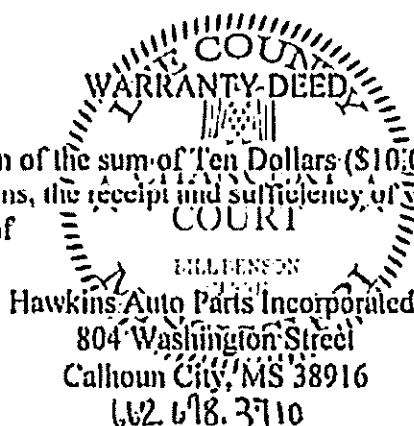
Prepared by:
Tommy D. Cadle
Cadle & Floyd
101 South Main Street
Booneville, MS 38829
(662) 728-2131



Return to:
Tommy D. Cadle
Cadle & Floyd
101 South Main Street
Booneville, MS 38829
(662) 728-2131

STATE OF MISSISSIPPI
COUNTY OF LEE

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, Daniel F. Hawkins, President of



do hereby sell, convey, bargain and warrant to

Walden Enterprises, LLC
2016 W. College Street
Booneville, MS 38829
662.416.0142

as joint tenants with the right of survivorship and not as tenants in common, the following described real property situated and located in Lee County, Mississippi, more particularly and certainly described as follows:

INDEXING INSTRUCTIONS: NW 1/4 32-9-6

Commencing at a p.k. nail (found) that is recognized as being at the Southeast corner of the Northwest Quarter of Section 32, Township 9 South, Range 6 East. City of

Tupelo, Lee County, Mississippi according to the recorded plat of Downtown Fairpark District -Phase One as in recorded in Map Cabinet C, Slide 6 in the Office of the Chancery Clerk of Lee County, Mississippi; thence run North for 894.94 feet; thence run East for 36.13 feet to a point on the post right-of-way of the Kansas City Southern Railroad and also given to be the Southwest corner of Block 5, Parcel 3 of Midtown Urban Renewal Area Project No. Miss.R-1 City of Tupelo as is recorded in Map Cabinet A, Slide 125 in the Office of the Chancery Clerk of Lee County, Mississippi; thence run North 8 degrees 11 minutes 00 seconds East for 43.52 feet to a half inch iron pipe (found) on the East right-of-way of the Kansas City Southern Railroad for a point of beginning; thence run North 8 degrees 11 minutes 00 seconds East for 165.48 feet to a three quarter inch iron pin (found) on the east right-of-way of the Kansas City Southern Railroad; thence leaving said right-of-way run North 89 degrees 12 minutes 50 seconds East for 205.34 feet to a two inch iron pipe (found) on the west line of Commerce Street; thence run along said street with a curve to the left having a radius of 1041.40 feet; a chord bearing of South 13 degrees 24 minutes 23 seconds West for a chord distance of 168.68 feet to a railroad spike (found); thence leaving said road run South 89 degrees 14 minutes 15 seconds West for 189.78 feet to the point of beginning.

All lying and being in the Northwest Quarter of Section 32, Township 9 South, Range 6 East, City of Tupelo, Lee County, Mississippi; contains 0.733.

Also being subject to a 15 ft utility easement along and existing sanitary sewer line and high pressure gas line.

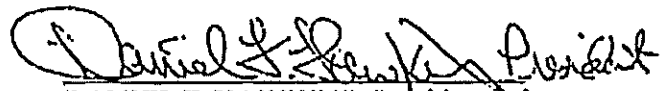
Said property is located in the NW 1/4 of Section 32, Township 9, Range 6, City of Tupelo, Lee County, Mississippi.

Subject to exceptions contained in Quitclaim Deed as Instrument Number 2007000040.

This conveyance is subject to all easements, roadways, servitudes, restrictive covenants and oil, gas and mineral reservations, exceptions, conveyances and leases of record or obvious on reasonable inspection of the subject property.

Ad valorem taxes as of the date of sale have been prorated between Grantor and Grantees and are assumed by Grantees herein.

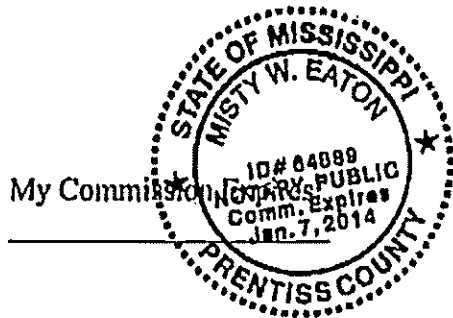
WITNESS MY SIGNATURE, this the 31st day of January, 2011.

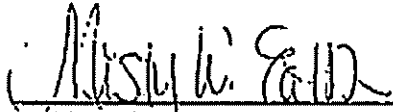

DANIEL F. HAWKINS, President of
Hawkins Auto Parts Incorporated

STATE OF MISSISSIPPI
COUNTY OF LEE

Personally appeared before me, the undersigned authority in and for the aforesaid state and county, on this 31st day of January, 2011, within my jurisdiction, the within named Daniel F. Hawkins, who acknowledged that he is President of Hawkins Auto Parts Incorporated, a corporation, and that for and on behalf of said corporation, and as its act and deed he executed the above and foregoing Warranty Deed to Walden Enterprises, LLC, after first having been duly authorized by said corporation so to do.

Given under my hand and seal, this the 31st day of January, 2011.




NOTARY PUBLIC



2011001628
RECORDED
Date (mm/dd/yyyy)Time (hh:mm)
02/11/2011 09:45 AM
LEE CO, MS
CHANCERY CLERK BILL BENSON
Recorded By DEPUTY LESLIE PITTS

Support for Proposed Change of Use 205 Commerce Street

1. Kids World would be a nice addition to Commerce Street. Currently, Tupelo Ballet is located next door. Caring Hearts and Hands House Adult Daycare is located at 217 East Franklin Street and is just around the corner. 3 miles from 205 Commerce. It offers dance classes from Pre-K-12th Grade. The 205 Commerce building is 11,200 SF and this would allow Kids World to have a larger space enabling them to offer more services, such as after-hours childcare for downtown events. It will also provide entertainment for children on the weekends with a birthday and entertainment space.

2. The Mississippi State Department of Health has performed a preliminary tour of the facility and verified that the space would be an acceptable daycare in addition to the Tupelo Fire Marshall. Final testing is in progress. The Tupelo Code Officer and the Fire Marshall as well as the MSDH will need to return if approval is granted for a zoning variance to finalize this endeavor. The Tupelo Fire Marshall has performed a preliminary walk-through and found no red flags that would prevent the building from being utilized as a daycare.

3. We would argue that this would help impact the quality of life and work downtown positively. It would be an ideal location for parents working in the business corridor downtown for childcare. Additionally, it is conveniently located near Hwy 45 and is a short distance from I-22. Very few entertainment venues exist for children in Tupelo. By offering weekend events for children this would fill that niche. Evening childcare would fill a void for parents to have a night out while enjoying concerts and downtown events.

The Tupelo Academy of Cosmetology has been a good neighbor in the Commerce Street community since 2012. We see no reason why it transitioning into Kids World would change this in any way.

The Learning Village
205 Commerce St
Tupelo, MS 38804

Childcare center to license up to 153 children ranging from 6 weeks to 12 years of age.

Hours will be 6 am to 8 pm Monday- Friday

Parents night out at least once a month

Parents night out during concerts and night events downtown

Available Saturday and Sunday for birthday parties

ALL staff is FBI and Child Abuse background checks

Staff CPR and First Aid certified

I have a total of 13 employees, and they have been with me from 2 to 9 years.

My director assistant has work with Kids World for almost 9 years.

I also have 5 director designees.

I have been the director of Kids World Tupelo since Oct 2018 and the owner since July 2024.

Left side of building will have a fenced area that is 35 foot by 96 foot playground with a layer of 4 inch layer of mulch.

Right side of building will have a fenced area that is 30 foot by 60 foot playground.

The temporary walls in the building will be removed and in the front half of the building there will be 2 new classrooms added in the middle that will leave a 6 foot hallway from middle wall to front door. 2 wall in the classrooms will be moved to expand the rooms. The back right room will have a wall removed to expand the room to make it 300 sq feet for a kitchen. There will be a bathroom added in the back middle room. Also part of the wall in the front bathroom will be removed to expand the bathrooms to make it one bathroom and the hot water heaters will be enclosed in a closet. Would like to repaint the outside side of the buildings with a mid to dark gray. Pressure wash the brick and repaint the metal up top to the same gray color.

The baby room will be expanded to include the side outside door within the room. The 1 year old room will be the first classroom by the first door and their door and the front door will be in front of each other for immediate outside access in case of an emergency.

Have a call into ADT about a fire alarm system that will be installed and monitored along with cameras.

Is the Fair Park name a trademark or can it be used within our business name??

Does the contractors doing the work have to be a GC or can they have sub-contractor's licenses?

Support for Proposed Change of Use 205 Commerce Street

1. Kids World would be a nice addition to Commerce Street. Currently located on Jackson Street, Kids World is a large established daycare. They have after-school programs and follow the STAR curriculum preparing children for school. Located next door to 205 Commerce is Tupelo Ballet, a non-profit organization, offering dance classes from Pre-K-12th grade. Caring Hearts and Hands House Adult Daycare located at 217 East Franklin Street is just around the corner at .3 miles from 205 Commerce. The 205 Commerce building is 11,200 SF, and this would allow Kids World to have a larger space enabling them to offer more services for parents and children, such as an after-hours childcare for downtown events. It will also provide entertainment for children on the weekends with a birthday and entertainment space.

2. The Mississippi State Department of Health has performed a preliminary tour of the facility and verified that the space would be an acceptable daycare in addition to the Tupelo Fire Marshall. Final testing is in progress. The Tupelo Code Officer and the Fire Marshall as well as the MSDH will need to return if approval is granted for a zoning variance to finalize this endeavor. The Tupelo Fire Marshall has performed a preliminary walk-through and found no red flags that would prevent the building from being utilized as a daycare.

3. We would argue that this would help impact the quality of life and work downtown positively. It would be an ideal childcare location for parents working in the business corridor downtown. Additionally, it is conveniently located near Hwy 45 and is a short distance from I-22. Very few entertainment venues exist for children in Tupelo. By offering weekend events for children this would fill that niche. Evening childcare would fill a void for parents to have a night out while enjoying concerts and downtown events.

The Tupelo Academy of Cosmetology has been a good neighbor in the Commerce Street community since 2012. We see no reason why it transitioning into Kids World would change this in any way. The owners do not want to lease their building for a nightclub, vape shop, medicinal marijuana dispensary, or any such venue because they feel it would have a negative impact on the community. They very much want to lease their building to Kids World because they feel it would be extremely beneficial to the downtown area and their Commerce Street neighbors.

Daycare Traffic Plan

See the attached map for a visual representation.

Traffic Flow Plan-

Parents would be asked to enter from Front to Franklin and then to Commerce. To exit parents would exit to the right to Jefferson and then could remain on Jefferson or return to Front.

Mornings Entering-

Hwy 45 to Front to Franklin and then to Commerce, will enter on the right side of the circular drive and exit from the left.

Green to Front to Franklin to Commerce

Exiting After Drop Off-

Commerce then to Jefferson

Commerce to Jefferson to Front to Green

**** Concerns have been voiced that this would be too much traffic to Main Street, but parents will completely avoid Main Street with this plan. Additionally, no cars would ever exit into the cars entering with this plan.***

Drop Off Times

The day drop off time is no later than 9:00 AM, most children are dropped off by 8:00 AM. Their pickup time is between 5:00 PM-5:30 PM. Pickup times are staggered with only 10-15 children leaving between 5:00 PM-5:30 PM

For the evening attendees, they are dropped off by 12:00 PM and picked up by 8:00 PM

Written Agreement-

The owners of 205 Commerce have a written agreement with the Huntington Bank Arena for overflow parking. Overflow parking should not be an issue as drop off and pick up times are staggered. However, with the agreement this removes any parking issue.