



**CITY OF JONESBORO  
CONDITIONAL USE APPLICATION**

Case Number CU 12-11 MAPC Deadline 9/17/12  
Date Submitted 9/17/12 MAPC Meeting Date 10/9/12

**OWNER/APPLICANT INFORMATION**

Property Owner Ray Cooper Applicant Shelly Decker  
Address 1400 Cooper Lane Jboro Address 1901 Pine Valley Lane, Jonesboro 72404  
Phone 870-897-3737 Phone 870-761-6680  
Signature Ray Cooper Signature Shelly Decker

**PARCEL INFORMATION**

Address/Location 4307 Southwest Drive, Jonesboro, 72404  
Current Zoning R-3 Existing Land Use The property backs up to the property on which we provide child care  
Adjacent Zoning North \_\_\_\_\_ East \_\_\_\_\_ South \_\_\_\_\_ West \_\_\_\_\_

**REQUESTED CONDITIONAL USE**

Describe the proposed use, explain why it is appropriate for this location, and describe any precautions to be taken to minimize adverse impacts on neighboring properties.

Miracle Kids Success Academy provides child care services (to children with special needs) on the property bordering this one, and owned by the same person, Ray Cooper. Miracle Kids Success Academy is requesting to place a portable trailer (5 than 50' & only temporarily) on this property to use as office space. Because we are already providing services in this area, we do not foresee any adverse impacts on neighboring properties.

**GENERAL SUBMITTAL INFORMATION**

- Submit a narrative letter explaining your request along with ten (10) copies of an accurate site plan drawn at a scale that clearly illustrates the requested use, the subject property, and surrounding properties, streets and easements, etc.
- Provide confirmation receipts to our office that adjoining owners of all properties within 200' of subject property have been notified.
- Pay fees.



**MiracleKids**  
Success Academy

September, 13, 2012

**Jonesboro**

1900 Stillwater Drive  
Jonesboro, AR 72404  
Phone: 870.932.3600  
Fax: 870.932.3611

**Batesville**

200 General Street  
Batesville, AR 72501  
Phone: 870.793.3200  
Fax: 870.793.3208

City of Jonesboro Planning Department  
PO Box 1845  
Jonesboro, AR, 72403-1845

To Whom It May Concern:

Miracle Kids Success Academy (MKSA) provides child care and therapy services to children with special needs at the address of 4307 Southwest Drive, which is owned by Mr. Roy Cooper. We are requesting to temporarily place a portable trailer (less than 50') on the property that is immediately west of this property, and also owned by Mr. Cooper. If permission to do so is granted, the trailer will be used as office space.

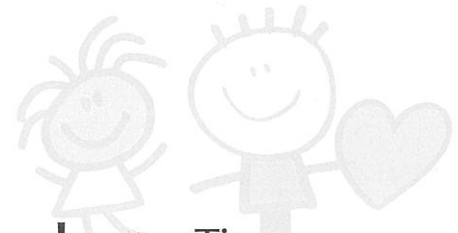
Because MKSA is already providing services at this area, we do not foresee any adverse impacts on neighboring properties.

I have enclosed the \$100 application fee, ten copies of a site layout prepared by Mr. Matt Silas and ten copies of a document illustrating surrounding easements. I have also enclosed documentation from neighboring property owner, Carroll Caldwell, that states he is aware of, and approves of, our request to add a portable building to Mr. Cooper's property.

Thank you so very much for your consideration.

Sincerely,

Shelly Decker  
Owner/CEO  
Miracle Kids Success Academy



Celebrating Children - One **Miracle** at a Time

September, 13, 2012

City of Jonesboro Planning Department  
PO Box 1845  
Jonesboro, AR, 72403-1845

To Whom It May Concern:

I have been notified that Miracle Kids Success Academy/Shelly Decker is requesting to place a portable building on a property which borders mine (1900 Stillwater Drive) and I have no objections.

Sincerely,

A handwritten signature in cursive script that reads "Carroll Caldwell". The signature is written in black ink and is positioned above the printed name.

Carroll Caldwell



**CITY OF JONESBORO  
MAPC ADJOINING PROPERTY OWNER NOTIFICATION**

The Metropolitan Area Planning Commission will hold a public hearing at the Huntington Building, 900 West Monroe Ave., Jonesboro, Arkansas, on:

**TUESDAY, \_\_\_\_\_, 200\_ AT 5:30 P.M.**

On the agenda for this meeting is a request to the Commission to approve a **conditional use on property within 200' of your property**. You have the opportunity to attend this meeting to voice your approval or disapproval if you wish. If you have information that you feel should be taken into consideration before a decision is rendered, you are encouraged to submit such information to the Commission. If the Commission renders a decision that you feel is unfair or unjust, you have the right to appeal the decision to City Council.

**REQUEST**

BY: Miracle Kids Success Academy / Shelby Decker DATE: 9/13/12

DESCRIPTION OF REQUESTED USE: MKSA is requesting permission to place a building on the lot that sits immediately behind (west of) the 4307 Southwest Drive property. The building will be used by MKSA as office space for their business which is already located on the property.

LOCATION OF REQUESTED USE: lot west of 4307 Southwest Drive

Carroll Caldwell

Printed Name of Property Owner within 200'

1900 Stillwater  
Address  
Jonesboro, Ar.

If you would like to obtain additional information, or voice an opinion regarding this request, you may do so by contacting the Planning Department, at 307 Vine Street, or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.