CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
2025-272 – Rezoning

MEETING DATE:
July 7, 2025

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

REVIEWED BY:
Director of Planning, Development & Neighborhood Services – Troy Bolander
Director of Finance – Leslie Haase
City Attorney – Peter Edwards
Assistant City Manager – Tony Robyn
City Manager – Nicholas Edwards

FUNDING SOURCE:

Not applicable for this item.

SUMMARY REQUEST:

Case 019-25: 2602 S Wall Ave – Rezoning – A request to rezone from District R-1 (Single-Family Residential) to District C-1 (Neighborhood Commercial) – Turtle Turtle, LLC

BACKGROUND:

The property was destroyed after the tornado. The previous owners rebuilt and had a special use permit to operate after the tornado, and it has been a daycare ever since. The new owners purchased the property, and did not realize that the use was not permitted by right. Special use permits do not transfer with ownership, so rezoning creates permanent conditions to allow the use.

After the tornado, the City included commercial development planning into the 2012 Comprehensive Plan and established the W 26th St Corridor.

PLANNING & ZONING COMMISSION TESTIMONY:

Mr. Randall Kraft stated that the property has been a daycare facility for 20 years, and that with the change of ownership, they are requesting a rezoning.

PUBLIC COMMENT;

There was none.

RECOMMENDATIONS:
Staff recommends approving Council Bill 2025-272
Planning & Zoning Commission recommends approving Case 019-25 (7 in Favor, 0 Opposed, 0 Absent)

ATTACHMENTS
Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map