# Rezoning Application

**Return Form to:**
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
Zoning-Planning@JoplinMO.org

**Office Use Only**
Case No.: 019-25
Filing Fee: $600.00
Received: 4/11/25
Date Advertised:
Proj. No.: 25-035
Public Hearing Date: 6/4/25

Applicant: Miracles Daycare Phone No.: 417-624-6565
Address: 2602 S. Wall Joplin, MO 64804 Email: rkraft@Kraftins.com
Owner: Turtle Turtle, LLC Phone No.: 417-624-6565
Address: 2701 Bird Ave. Joplin, MO 64804 Email: rkraft@Kraftins.com
Location of Property: 2602 S. Wall Ave. Joplin, MO 64804
Present Use of Property: Daycare
Proposed Use of Property: Daycare
Current Zoning: R1 Requested Zoning: C1

**Surrounding Land Use and Zoning:**

| | Land Use | Zoning |
|---|---|---|
| North | Gringo's Resterant | C-1-PD |
| South | Residential | R-1 & R3 |
| East | Vacant | R-1 |
| West | Vacant | R-3 |

Character of the Neighborhood: Commercial corridor - 26th

**Relationship to Existing Zoning Pattern:**

| Yes | No | |
|---|---|---|
| ☐ | ☒ | Would proposed change create a small, isolated district unrelated to surrounding districts? |
| ☒ | ☐ | Are there substantial reasons why the property cannot be used in accord with existing zoning? |

If yes, explain: Daycare facility Required Commercial zoning

**Conformance with Comprehensive Plan:**

| Yes | No | |
|---|---|---|
| ☒ | ☐ | Consistent with Development Policies? |
| ☒ | ☐ | Consistent with Future Land Use Map? |

**Traffic Conditions:**

| Yes | No | |
|---|---|---|
| ☐ | ☒ | Will turning movements caused by the proposed use create an undue traffic hazard? |

Street(s) with Access to Property: 26th & Wall Streets

Classification of Street(s):

Arterial ☒ Collector ☐ Local ☐

Right-of-Way Width: Standard

**Subdivision Platting:**

| Yes | No | |
|---|---|---|
| ☐ | ☒ | Is platting required? |
| ☒ | ☐ | Are lots appropriately sized? |
| ☒ | ☐ | Is street right-of-way appropriately sized? |

☒ ☐ Are drainage and utility easements adequately sized and provided?

Additional Platting Comments: _____

_____

_____

**Unique Characteristic of Property and/or Additional Comment:**

Has been daycare for 20+ years - under new ownership - getting zoning corrected

**Submission of Documents:** The following documents are **required** at time of submission.

| Yes | No | |
|---|---|---|
| ☑ | ☐ | Completed and signed application. ✓ |
| ☑ | ☐ | One copy of a legal description of the property proposed to be rezoned from a deed or certified survey. Must be legible. attached |
| ☑ | ☐ | One copy of a statement describing the reasoning for the rezoning, the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed change may affect the character of the surrounding properties; and how the proposed change will benefit the City of Joplin. Attached |
| ☐ N/A | ☐ | Owner Affidavit and Agent Affidavit, if applicant applying for the rezoning is not the owner of the property be rezoned. |

Applications that are incomplete or missing required documents will not be processed or scheduled on an agenda to the Planning & Zoning Commission until corrected and resubmitted.

**Signature:** Ronald Kraft **Date:** 4-11-25

KRAFT
INSURANCE
SERVICES
WILSON-TURNER-GAVIN, INC
*Providing Personal & Business Insurance Since 1925*

**PO Box 2667 (2701 Bird Ave.) Joplin, MO 64803**
**Ph: 417.624.6565 Fax: 417.624.0561 Email: rkraft@kraftins.com**

April 11, 2025

RE: Rezoning of 2602 S Wall St- Miracles Daycare owned by Turtle Turtle, LLC

To whom it may concern,
Please let this letter serve as the statement describing the rezoning for the rezoning of the above listed property.

Property has been a daycare in Joplin for over 20 years, had been improperly zoned as R1 with series of inefficient and wasteful zoning variances. There is no expected impact in the rezoning in relation to what has been operated there in the past nor are there any changes in traffic conditions, fire hazards to the area. It is my understanding that this zoning change fits within the City of Joplin's long term plan objectives.

Please feel free to contact me if you need any additional information on this matter.

Thank You,

Randal Kraft, LUTCF/FSS
Kraft Insurance Services
Member of Turtle Turtle, LLC