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

CASE 019-25: Rezoning

Mr. Kimble asked the applicant to step forward and state their name and address for the record.

Randall Kraft of 2701 S Bird Ave, Joplin, Missouri, stated that the request to rezone is due to the property being a daycare facility for 20 years and recently there had been a change in ownership, and with the change in ownership they are wanting to have the property correctly zoned.

MR. LANDIS MADE A MOTION TO APPROVE CASE 019-25. THIS CASE WAS SECONDED BY DR. ROSENBERG. MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION)

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 019-25 A request to rezone from District R-1 (Single-Family Residential) to District C-1 (Neighborhood Commercial)

LOCATION 2602 S Wall Ave

APPLICANT Turtle Turtle, LLC

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Day Care	Approximately 0.25 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	C-1 PD	R-1	R-1	R-3 PD
Land Use	Restaurant – Quick Serve	Vacant	Single-Family Home	Vacant/Apartments

FUTURE LAND USE

The property is identified as part of the Multi-Use Residential-Commercial-Office 26th Street Corridor in the 2012 Comprehensive Plan.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
W 26th St	Arterial	100′
S Wall Ave	Local	60′

UTILITIES

City Utilities are in place.

FLOOD PLAIN

This property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

The Future Land Use Plan identifies this corridor as Multi-Use Residential-Commercial-Office, which allows for Low to High Density Residential, Retail-Commercial, and Office/Institutional Uses.

THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED

W 26th Street is identified as a commercial corridor/arterial street. The highest and best use for this property is C-1 (Neighborhood Commercial).

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The requested change in zoning will not detrimentally affect nearby properties. There is plenty of parking and a drive lane to support the use, and the structure has a residential exterior appearance.

DISCUSSION

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.

Staff recommends approval of Case 019-25.

ENCLOSURES

- Map of property
- Application

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

Case 019-25: Rezoning



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

0 50 100 200 300 400
Feet

P & Z Case 019-25
Turtle Turtle, LLC
(P & Z Recommended to Approve)

COUNCIL BILL NO. 2025-270 ORDINANCE NO.

AN ORDINANCE amending Ordinance No. 2022-274, passed by the Council of the City of Joplin, Missouri, August 1, 2022, by removing from District R-1 (Single-Family Residential) and include in District C-1 (Neighborhood Commercial) property as described below and generally known as 2602 S Wall Ave, Joplin, Jasper County, Missouri.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. Having referred the subject matter of this ordinance to the City Planning and Zoning Commission and having given at least fifteen days' notice of time and place of hearing on same by publication in the Joplin Globe, Ordinance No. 2022-274 is hereby amended by removing from District R-1 (Single-Family Residential) the following described property and including in District C-1 (Neighborhood Commercial).

All of Lots 280 and 281 in Lukes Southern Addition to the city of Joplin, Jasper County, Missouri, according to the recorded plat thereof. (2602 S Wall).

Section 2. That the City Clerk is hereby ordered to file this ordinance with the Zoning District Map maintained in her office and to note the changes herein provided thereon.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2025, by a vote of _____.

_____
Keenan T. Cortez, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney