CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2024-265 – Rezoning

MEETING DATE:
April 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 012-25: 1201 S Byers – Rezoning – A request to rezone from District M-2 (Heavy Industrial) to District MP (Manufactured Home Park & Small Format Home District) – Vita Nova Village

BACKGROUND:

Vita Nova Village is seeking to develop a small home community to assist the homeless. This request is consistent with the Comprehensive Plan, which encourages the integration of compatible land uses, including mixed uses. Small format housing developments place an emphasis on a communal style of development, including public spaces and walkability. The small format home use is less intensive than Heavy Industrial, while still more intensive than a single-family neighborhood. This walkable/communal style of development is the optimal way to create a nice transition to integrate mixed uses.

PLANNING & ZONING COMMISSION TESTIMONY:

Troy Dunlap and Rhonda Thompson presented the case. Commission asked about ADA accessibility, security, the vetting process for tenants, and the amount of rent the tenants would be required to pay.

Mr. Bellairs explained that development regulations for the MP district would not allow for trailer parks that look like what is currently in the City. There are specific design requirements that any new MP development would need to meet.

PUBLIC COMMENT;

Jason Latleen and Robert Counts spoke in opposition to the case. They stated that they did not receive notice of the rezoning and were worried about vandals. Ms. Phillips explained that they were not within the protest area to receive letters. Mr. Bellairs added that the notice was posted in the Joplin Globe.

Mr. Nangle spoke on this case. He was concerned about the railroad and school located nearby but was not necessarily for or against the case.

RECOMMENDATIONS:
Staff recommends approving Council Bill 2025-265
Planning & Zoning Commission recommends approving Case 012-25 (7 in Favor, 0 Opposed)

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