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.: 012-25
Filing Fee: $600.00
Received: 2/5/25
Date Advertised:
Proj. No.: 25-17
Public Hearing Date: 3/10/25

Applicant: Vita Nova Village / Troy Dunlap, Pres. Phone No.: 417-631-9165

Address: 315 S Pearl Ave, Joplin Email: troy@vitanovavillage.org

Owner: Vita Nova Village / Rhonda Thompson, E.D. Phone No.: 417-622-2850

Address: 315 S Pearl Ave, Joplin Email: rhonda@vitanovavillage.org

Location of Property: 1201 Byers Ave

Present Use of Property: Vacant

Proposed Use of Property: Tiny Home Village

Current Zoning: M-2 Requested Zoning: MP

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	Vacant	M-2
South	Railroad R/W, then Warehouse	M-2
East	Vacant & Old VFW Building	M-2
West	Byers R/W, then Vacant	M-2

Character of the Neighborhood: Quiet, but unkept.

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: Restrictions on residential use.

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: Byers Ave

Classification of Street(s):

Arterial ☐ Collector ☐ Local ☒

Right-of-Way Width: 60'

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: Liberty does not have easments for Electric Lines, but we have met the required setback from the lines for safety.

Unique Characteristic of Property and/or Additional Comment:
The property is currently experiencing frequent use by homeless individuals for camping and loitering, which has raised concerns about safety, sanitation, and the overall condition of the area. This unauthorized activity has resulted in the accumulation of debris and an increased need for cleanup efforts. By developing Vita Nova Village on this site, we aim to transform the property into a productive and secure space, providing a structured environment where individuals experiencing homelessness can access housing, resources, and support to achieve self-sufficiency, while also addressing current issues affecting the surrounding community.ÿ

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.
☒	☐	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.
☐	☐	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: Troy Dunlap **Date:** 2/5/25

Rezoning Statement
Vita Nova Village
1201 Byers Ave
January 24, 2025

Vita Nova Village requests to change the zoning for 1201 Byers from M-2 to MP.

Vita Nova Village intends to build a tiny home village to provide transitional housing for those who are homeless in the Joplin community.

The anticipated impact of the proposed project will involve revitalizing and developing an underutilized vacant property to establish a small, walkable neighborhood, that will provide housing for the communities homeless and enhance the area's appeal and usability.

We don't expect any large variations in traffic patterns.

We do not foresee any fire hazards.

The village will create a clean and welcoming impact on the neighborhood and surrounding properties.

Joplin will greatly benefit from the establishment of Vita Nova Village. This development is designed to reduce homelessness in our community by offering affordable transitional housing alongside education and support services that empower individuals to achieve self-sufficiency and long-term housing stability. Vita Nova Village will collaborate with local agencies to provide career training, life skills development, and counseling, fostering a holistic approach to addressing homelessness and enhancing community well-being.