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

CASE 012-25: REZONING
A request to rezone from District M-2 (Heavy Industrial) to District MP (Manufactured Home Park and Small Format Home District)- 1201 S Byers- Vita Nova Village

Mr. Kimble asked if the representative would step forward and state their name and address for the record.

Troy Dunlap of 1302 S Main Street, Joplin, Missouri represented Vita Nova Village.

Mr. Dunlap stated the request to rezone is due to wanting to construct a tiny home village for the homeless community in the area. Mr. Dunlap stated that the homes would work as transitional housing, not permanent housing with a strict set of rules for the participants to follow. Mr. Dunlap also explained that the tiny home village would be gated.

Mr. Kimble asked if there were any questions from the commission.

Mrs. Klue- Michael asked Mr. Dunlap if any of the tiny homes constructed would be ADA accessible.
Mr. Dunlap stated all homes would be constructed ADA ready so with minor adjustments the home would be handicapped accessible.

Ms. Phillips asked Mr. Dunlap about the safety of water in the area and if the land was donated.
Mr. Dunlap stated that the property was bought from the City surplus auction last year.

Mr. Kimble asked if the occupants would be renting the tiny homes from Vita Nova Village and what the average amount of time an occupant would be allowed to stay in the tiny home.
Mr. Dunlap stated that they expect the occupant to occupy the tiny home for six months to two years, but there was no hard rule regarding this.

Mrs. Klue-Michael asked Mr. Dunlap how it will be determined for the amount of rent the occupant with be required to pay.

Mr. Dunlap stated that there has not been a set of hard numbers yet but hopes to be in the range of four to five hundred dollars.

Mr. Kimble asked Mr. Dunlap if they had received any feedback from adjacent property owners.

Rhonda Thompson of 407 Islington Place, Joplin, Missouri stated that she and a group of volunteers with Vita Nova Village around four to five months ago, obtained a list of property owners in the recommended area, and went to speak with them. Ms. Thompson stated the list contained few residential addresses and was mainly business. Ms. Thompson stated they also mailed letters with their contact information, due to not being able to talk to several property owners. Ms. Thompson stated the property owners they did speak with seemed concerned at first, but after explaining the project they were more open to the project due to the condition of the area.

Mr. Kimble asked about the use of security cameras for the project area.
Mr. Dunlap stated that the intent use of the security cameras would be to monitor the coming and going of occupants. Mr. Dunlap also stated that with the community being gated, they plan to have cameras along the fence also.

Mr. Bellairs stated for the record that there are building codes that restrict how a manufactured home park is constructed along with specific design requirements such as having a secure foundation and having a patio to create a courtyard pattern. Mr. Bellairs also stated that there must be communal improvements such as internal streets and community areas.

Mr. Landis asked Mr. Dunlap what the process for vetting of occupants is.
Mr. Dunlap explained that there is not a written process yet, but they require the applicant's history, who they are, where they have been, what their goals are, and it must be compatible with the village's vision. Mr. Dunlap stated that drug use will not be allowed, and occupants would be required to be sober to stay in the community. Mr. Dunlap also stated that if an occupant is found to be under the influence of drugs, they would be required to complete a treatment plan or they would be evicted from the village.

Mr. Kimble asked if the commission had any further questions for the applicant.

Dr. Rosenberg asked to make a statement. Dr. Rosenberg stated "Tyler has already explained to us, that there can't be mobile homes put on this property, or I will personally hang him, if I live long enough. Our job is not to decide how fancy a project is going to be, but whether this is an appropriate use for the piece of property. Not to say they can't change their minds and do what they want with the City Council's permission. Personally, after I've gone by this property several times, I don't think you could hurt it. And I admire and hope they can fulfill their goals and have a viable project like they've shown us on the plans. So, I'm happy."

Mr. Bellairs explained that the term mobile home is an outdated term, and HUD classifies them as manufactured homes. Any manufactured or modular homes would have to meet the development regulations of the district, and it would not look anything like the existing mobile home parks in Joplin when finished.

Mr. Kimble asked Mr. Dunlap if there would be street parking or if more parking spaces are planned to be installed.
Mr. Dunlap explained that there will be a few handicap accessible and regular parking spaces, but they plan for the majority of their occupants to not have a vehicle. Mr. Dunlap also explained that for events or meetings held, there will be off-street parking available.

Mr. Kimble asked Mr. Dunlap if the majority of occupants do not have vehicles, what modes of transportation are being recommended for the village.
Mr. Dunlap stated that occupants will be encouraged to walk, bike, use ride shares and would like to speak to the city about adding a bus stop.

Ms. Phillips asked about the parking standards for the village.
Mr. Bellairs stated the intent for this project is intended to cater to a certain demographic of the community, and certain developments may have certain needs that the commission and council may deviate from the code if it meets the intent and the code, through a planned development.

Mr. Landis stated that the homes are smaller than a standard manufactured home and are constructed completely differently.

Mr. Dunlap stated that this is correct, and the homes would not be the same large size as a manufactured home. Mr. Dunlap also explained that they are looking to have the tiny homes built on a foundation and a regular stick frame. Mr. Dunlap explained the homes would be around four hundred square feet.

Mr. Kimble asked if there was anyone in the audience that would like to speak in favor of this case.

Kyle Denham of 111 W 3rd Street, Joplin, Missouri asked to speak in favor of this case.
Mr. Denham stated that he is a member of the Board of Appeals and the properties they most often look at are homes that have been subject to fires, where the homes were vacant and broken into and someone was trying to keep warm. Mr. Denham stated that he believes this project will help with the homeless community in the area.

Mr. Kimble asked if there was anyone in the audience that would like to speak in opposition to this case.

Robert Counts of 1124 S Moffet, Joplin, Missouri asked to speak in opposition to this case.
Mr. Counts stated he is in opposition to this case due to his shed being burnt down and his property being stolen.

Ms. Phillips asked Mr. Bellairs if he had received any Petitions of Protest regarding this case.
Mr. Bellairs stated that he had not received any Protest Petitions, but he believed that Mr. Counts would like to fill one out after the meeting. Mr. Bellairs explained that he doesn't believe Mr. Counts lives within the radius for the petition to count towards the percentage in this case. Mr. Bellairs stated there are no protest percentages within the one hundred- and eighty-five-foot radius.

Jason Latleen of 1122 S Moffet asked to speak in opposition to this case.

Mr. Kimble stated that since Mr. Latleen testified on the previous case, he only shares new information with the commission.

Mr. Latleen stated that he did not receive notice of this project or commission meeting.
Ms. Phillips explained that this is due to not being in the one hundred- and eighty-five-foot radius that is legally required to be given notice. Mr. Bellairs also explained that the notice of the meeting was posted in the Joplin Globe.

Mr. Latleen stated he is opposed to this project due to vandalization of his property. Mr. Latleen asked the commission what the next steps would be if this were to be passed by the commission.
Ms. Phillips explained that Mr. Latleen would be able to address the City Council since they have final approval.
Mr. Bellairs stated, Ms. Phillips was correct and further explained that the Planning and Zoning Commission is strictly a recommending body and then this case will go in front of the City Council April 7th for final approval, even if the commission decides not to approve the recommendation of this case.

Mr. Kimble asked if there was anyone in the audience that would like to speak in opposition to this case.

Scott Nangle of 313 W 13th Street, Joplin, Missouri asked to speak about this case.

Mr. Nangle stated that when the property was placed on the market for sale, he recalled there being a stipulation that the property was required to be developed within a certain period, or it reverted back to the City. Mr. Nangle asked if the zoning was changed and if the property reverted to the city, would the new owner be required to rezone the property.
Mr. Bellairs stated that zoning carries with ownership and if the proposed usage changes in the future, the property owner will be required to rezone the property.

Mr. Nangle stated concerns over the railroad and the school located near the property, but he was not necessarily for or against the project.

Mr. Dunlap stated that there was a stipulation when they purchased the property from the City that it had to be developed within three years.

Ms. Phillips asked Mr. Dunlap when the property was purchased.
Mr. Bellairs stated that it was declared as surplus property around September of last year.
Mr. Dunlap stated that he believes they obtained the property around October or November of last year.

Mr. Kimble asked if there was anyone else in the audience that would like to speak in opposition to this case.

MR. LANDIS MADE A MOTION TO APPROVE CASE 012-25. THIS MOTION WAS SECONDED BY MS. WARREN. MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION)

Z&P Meeting: March 10, 2025
City Council Meeting: April 7, 2025

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 012-25 A request to rezone from District M-2 (Heavy Industrial) to District MP (Manufactured Home Park & Small Format Home District)

LOCATION 1201 S Byers Ave

APPLICANT Vita Nova Village

EXISTING CONDITIONS

Zoning	Land Use	Property Size
M-2	Vacant	Approximately 1.7 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	M-2	M-2	M-2	M-2
Land Use	Warehouse/Manufacturing	Warehouse	Building Supply Store/Warehousing	Vacant

FUTURE LAND USE

Joplin's Future Land Use Map shows this property as future Industrial.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
S Byers Ave	Local	60′

UTILITIES

Utilities in place.

FLOOD PLAIN

The property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

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.

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

Much of the Industrial zoning in this neighborhood is left over from before the City possessed industrial parks. Heavy Industrial does not integrate well with Moderate-Density Residential. The pattern of development becomes Moderate-Density Residential, South of Junge and West of Byers.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in use is less intensive. The proposed use will require the utilization of strategies that the Comprehensive Plan identifies as a means to integrating Mixed-Use areas.

DISCUSSION

Vita Nova Village is seeking to develop a small home community to assist the homeless.

City Staff recommends approval of Case 012-25.

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.: 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.

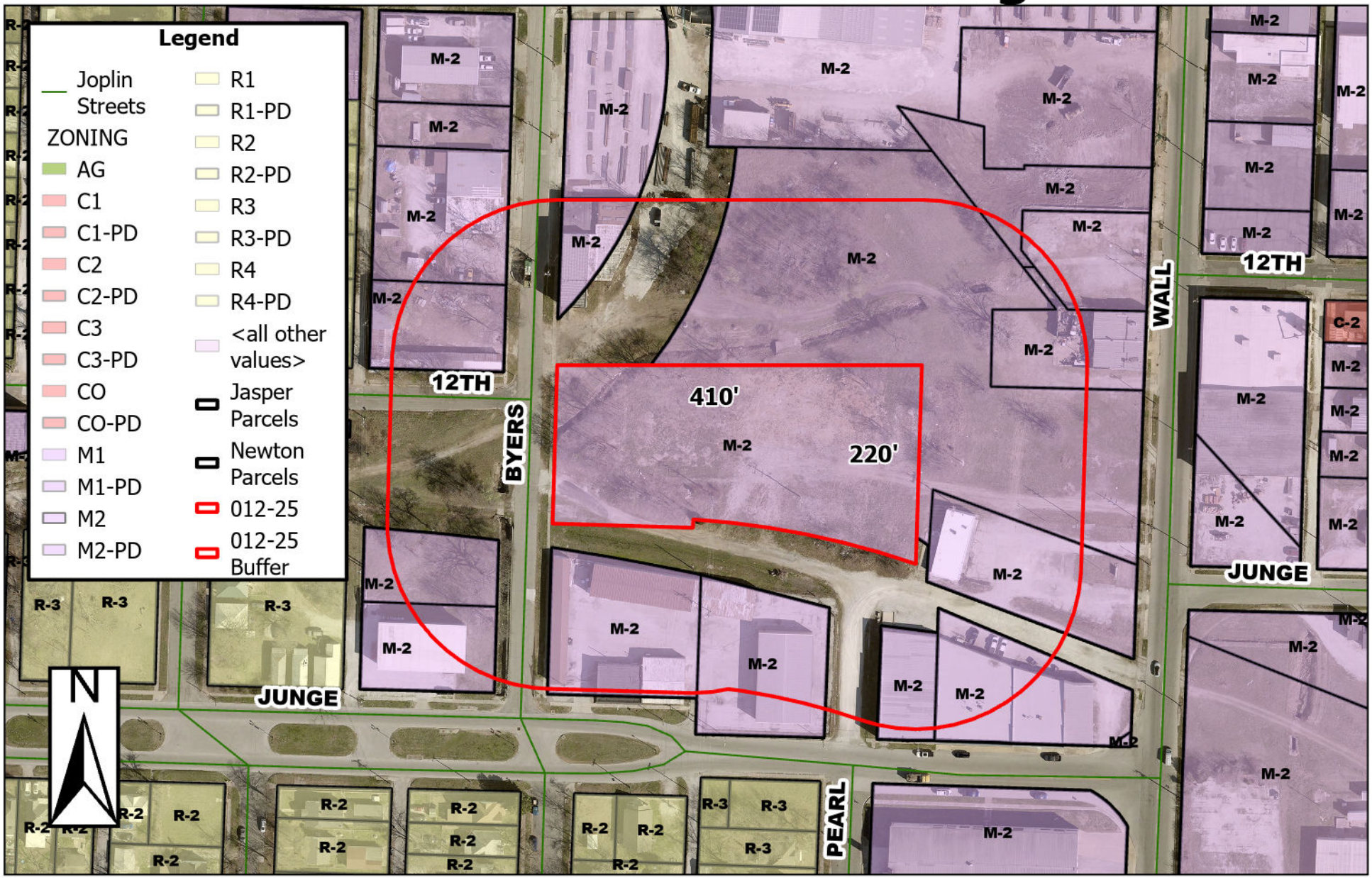
We don't expect any large variations in traffic patterns.

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.

Case 012-25: Rezoning



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

P & Z Case 012-25
Vita Nova Village
(P & Z Recommended to Approve)

COUNCIL BILL NO. 2025-265 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 M-2 (Heavy Industrial) and include in District MP (Manufactured Home Park & Small Format Home District) property as described below and located at 1201 S Byers 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 M-2 (Heavy Industrial) the following described property and including in District MP (Manufactured Home Park & Small Format Home District).

THE PORTION OF THE FOLLOWING TRACT LYING WEST OF THE WEST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 10, TOWNSHIP 27, RANGE 33, IN JASPER COUNTY, MISSOURI, A PART OF MISCELLANEOUS TRACT NUMBERED FORTY-EIGHT (48) IN SECTION 10, TOWNSHIP 27, RANGE 33, AND A PART OF LOTS NUMBERED SEVENTEEN (17) AND EIGHTEEN (18) IN CARTER'S FIRST ADDITION, AND THAT PART OF VACATED PEARK STREET IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, THENCE SOUTH 89 DEGREES 59'40" EAST 440.0 FEET, THENCE SOUTH 212.5 FEET MORE OR LESS TO A POINT BEING 25.0 FEET AND PARALLEL WITH THE CENTERLINE OF SAID RAILROAD TO THE EAST LINE OF BYERS AVENUE, THENCE NORTH 144.0 FEET TO THE POINT OF BEGINNIG, EXCEPT ANY PART TAKEN OR DEEDED FOR ROAD PURPOSES. AND THE PORTION OF THE FOLLOWING TRACT LYING EAST OF THE WEST LINE OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTON 10, TOWNSHIP 27, RANGE 33, IN JASPER COUNTY, MISSOURI, A PART OF MISCELLANEOUS TRACT NUMBERED FORTY-EIGHT (48) IN SECTION 10, TOWNSHIP 27, RANGE 32, AND A PART OF LOTS NUMBERED SEVENTEEN (17) AND EIGHTEEN (18) IN CARTER'S FIRST ADDITION, AND A PART OF VACATED PEARK STREET IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 20 FEET NORTH OF THE POINT WHERE THE NORTHLINE, IF 12TH STREET WAS EXTENDED, INTERSECTS THE EAST LINE OF BYERS AVENUE IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, THENCE SOUTH 89 DEGREES 59'40" EAST 404.0 FEET, THENCE SOUTH 212.5 FEET MORE OF LESS TO A POINT BEING 25.0 FEET NORTH OF THE CENTERLINE OF MAIN BURLINGTON NORTHERN

RAILROAD TRACK, THENCE ON A CHORD NORTH 80 DEGREES 25'10" WEST 409.92 FEET AND PARALLEL WITH THE CENTERLINE OF SAID RAILROAD TO THE EAST LINE OF BYERS AVENUE, THENCE NORTH 144.0 FEET TO THE POINT OF BEGINNING, EXCEPT AN PART TAKEN OR DEEDED FOR ROAD PURPOSES.

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