Z&P Meeting: May 12, 2025
City Council Meeting: June 2, 2025

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Site Plan Review

CASE 018-25 A request to review the Site Plan for future development.

LOCATION 1201 S Byers Ave

APPLICANT Vita Nova Village

PRESENT ZONING MP (Small Format and Manufactured Home District)

PRESENT LAND USE Vacant

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

SUBDIVISION/TRACT

This property is a Miscellaneous Tract.

TRANSPORTATION

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

UTILITIES

Utilities are in place and service the existing site.

FLOOD PLAIN

This property is not within the flood plain.

WILL TURNING MOVEMENTS OF THE PROPOSED USE CREATE AN UNDUE TRAFFIC HAZARD?

No, the proposed use will not create an undue traffic hazard. The site will utilize the existing access from S Byers Ave. The site is not expected to generate much vehicular traffic.

DISCUSSION

Vita Nova Village is proposing 16 "tiny homes" for supportive housing to residents of Joplin who are struggling to find housing. The design incorporates a walkable/community style of living. The drive serves as a common pedestrian route and a fire lane, but its primary function will be as a pedestrian walkway. There is an office/clubhouse located on site, which includes common living facilities such as laundry. There are communal outdoor gathering areas and storm shelters to service the residents, as required by Article 8 Development standards.

Bike parking is provided in excess of the minimum. Vehicle parking minimums are met with the on-street parking and bicycle credits applied to the site (Article 7). Article 8 does specify that parking is required with one space on each home site, however, the site plan review process can allow some amendments based on the specific scope of the use. Since most of the residents for this location will not be driving, minimal parking is ideal.

Article 8 also allows some variation on the density standards. The minimum project area is typically 3 acres and has a minimum frontage of 225 feet, 20 feet between each home site, and no more than 8 dwelling units per acre. However, exceptions are permitted when the plan demonstrates an exceptional community design and layout for the common areas in the community, and integration and relation of the project to surrounding areas. The site provides bike parking on each home site, along with communal bike parking at the office building. There are four storm shelters in accessible areas to each cluster of residents, exceeding the one shelter required. Outdoor garden and gathering areas are provided to add to the community style of living.

The Building Department must be included in the discussion pertaining to future inspections occurring offsite for any construction of buildings, regardless of whether they are to be performed by a third party or by City inspectors. No dirt will be moved on site whatsoever prior to a land disturbance permit being issued. The construction of the homes will be required to be fire accessible, if the site improvements are completed last.

Staff recommends approval of Case 018-25.

ENCLOSURES

- Map of property
- Application
- Site Plan
- Supplemental Site Plan Review Materials