Site Plan Review 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.: 018-25
Filing Fee: $600.00
Received: 4/4/25
Advertised:
Proj. No.: 25-036

Applicant: Troy Dunlap Phone No.: 417-631-9165

Address: 1302 S Main St, Joplin, MO 64801 Email: troy@vitanovavillage.org

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

Address: 315 Pearl Ave, Joplin, MO 64801 Email: rhonda@vitanovavillage.org

Location of Property: 1201 Byers Ave

Present Use of Property: Vacant Zoning: M-2 to MP

Design Professional who Prepared the Plans: Troy Dunlap, Small Arrow Engineering

Phone No.: 417-624-2333 Email: tdunlap@smallarrow.com

Total Acres: 1.60 Acres

Instructions:
The following checklist is to be completed by the applicant/developer and shall accompany the Site Plan when it is submitted to the Planning and Zoning Commission. The Site Plan shall include the following data, details, and supporting information which are found to be relevant to the proposal. All site plans shall be prepared by an architect or landscape architect registered in the State of Missouri, or by a professional engineer licensed in the State of Missouri. The number of pages submitted will depend on the proposal's size and complexity.

To be shown on or submitted with the plans:

Yes	No	
☒	☐	Name of the project, address, boundaries, date, north arrow, and scale of the plan

☒	☐	Name and address of the owner of record, developer, and seal of the engineer, architect, or landscape architect
☒	☐	Name and address of all owners of record of abutting parcels
☒	☐	All existing lot lines, easements, and rights-of-way. Include area in acres or square feet, abutting land uses and structures
☒	☐	Layout of any existing structures, streets, civic spaces or infrastructure and the location of natural features such as watercourses, steep grades, significant stands of trees, specimen trees or other significant or sensitive features. For developments in the "C-2" Central Business District, indicate design details to make new construction compatible with existing structures
☒	☐	The location of all present and proposed public and private ways, parking areas, driveways, sidewalks, ramps, curbs, and fences. Location type and screening details for all waste disposal containers shall also be shown
☐	☒	The Planner may require location, height, intensity, and bulb type (e.g., fluorescent, LED) of all external lighting fixtures, and the direction of illumination and methods to eliminate glare onto adjoining properties
☒	☐	The location, height, size, materials, and design of all proposed signage
☒	☐	A landscape plan showing all existing open space, trees forest cover and water sources, and all proposed changes to these features including the size and type of plant material. Water sources will include ponds, lakes, brooks, streams, wetlands, flood plains, and drainage retention areas
☒	☐	A landscape maintenance schedule detailing watering, pruning, and replacement of dead plant material.
☒	☐	The location of all existing and proposed utility systems including sewer lines, sewer lateral lines, and manholes; water lines and fire hydrants; telephone, cable, internet, and electrical systems; and storm drainage system including existing and proposed drain lines, culverts, catch basins, headwalls, endwalls, hydrants, manholes, and drainage swales
☒	☐	Plans to prevent the pollution of surface or groundwater, the erosion of soil both during and after construction, excessive run-off, excessive raising or lowering of the water table, and flooding of other properties, as applicable
☒	☐	Existing and proposed topography shown at not more than two-foot contour intervals. All elevation shall refer to United States Geodetic Survey (U.S.G.S.) datum. If any portion of the parcel is within the 100-year flood plain, the area shall be shown, with base flood elevations; and the developer shall present plans for meeting Federal Emergency Management Agency (F.E.M.A.) requirements.

☒	☐	Zoning district boundaries adjacent to the site's perimeter shall be drawn and identified on the plan
☒	☐	Traffic flow patterns within the site, entrances and exits, loading and unloading areas, curb cuts on the site and within 100 feet of the site. The City Engineer may require a detailed traffic study for mixed use and multi-tenant developments, or for developments in heavy traffic areas to include the projected number of motor vehicle trips to enter or leave the site, estimated for daily and peak hour traffic levels; the projected traffic flow pattern including vehicular movements at all major intersections likely to be affected by the proposed use of the site; and the impact of this traffic upon existing abutting public and private ways in relation to existing road capacities. Existing and proposed daily and peak hour traffic levels, as well as road capacity levels, shall also be given.
☐	☒	For new construction or alterations to any existing structure, a table containing the following information must be included. Area of structure to be used for a particular use, such as retail operation, office, storage, etc.; maximum number of employees; maximum seating capacity, where applicable; number of parking spaces existing and required for the intended use; a landscape plan for improving large areas of paved parking with appropriate landscaping may be required.
☒	☐	Summary of the type, extent and outcomes from any public engagement or neighborhood meetings.
☒	☐	Strategy indicating the estimated timing of development, and any other administrative details of implementing the plan through future final plats and site plans.
☒	☐	Elevations or plans of buildings, streetscapes, and public spaces or other urban design and architectural details

Submission of Documents: The following documents are **required** at the time of submission.

Yes	No	
☒	☐	Were ~~20~~ 10 copies of the required plans submitted? **Only 11x17 is permitted**.
☒	☐	Was a .pdf copy, ArcGIS-compatible shapefile, and .docx of legal description submitted on thumb drive?
☒	☐	Was the site plan review fee of $_____ paid?

Site plans that do not meet minimum requirements will not be processed or scheduled on an agenda to the Planning and Zoning Commission until corrected.

Signature: Troy Dunlap **Date:** 4/4/2025

Vita Nova Village

Site Plan Review

Summary of Public Engagement / Meetings & Strategy of Construction Implementation

April 4, 2025

Summary of Public Engagement / Meetings

Early in the process of acquiring the property, Vita Nova Village reached out to adjacent property owners. They were notified either by an in-person visit or a letter describing who we were and what we planned to do.

Feedback: No Negative Feedback was received.

Planning & Zoning Public Hearing

The Planning and Zoning board met with public hearing on March 10, 2025.

Feedback: Two residents outside the 185-foot notification perimeter spoke against the rezoning.

One business owner spoke neither against nor in favor. They wanted to know about the future outcome of the zoning change whether the zoning change would still be maintained as MP if Vita Nova Village did not complete the project.

Strategy of Construction Implementation

A couple of local grants and a partnership between Vita Nova Village and Sherri Rheums, Workforce Development is driving the urgency of construction to meet funding guidelines and deadlines. Workforce Development was awarded a Youth Build Grant that will allow the construction of three tiny homes on the Vita Nova Village Byers property. The project will allow youth ages 16-25 to work with trade experts to learn plumbing, electrical, and construction trades. The first session of the three workforce groups is set to begin in May 2025. Due to timing of the Rezoning process and Site Plan Review process, formal construction will begin upon approval of the Planning and Zoning Board and the City Council.

Step 1 - Construct First Home

Vita Nova Village plans to begin clearing and grading of the site mid-April. Vita Nova Village will have acquired proper Land Disturbance Permits before breaking ground. Vita Nova Village requests that a portion of the land least impacted by site development requirements (street, utilities, storm water detention, etc) be allowed to immediately begin construction of the first home on the site. VNV would still obtain the required permits and follow all building reviews and approvals. This step would allow us to utilize and take full advantage of funding and partnering relationships that are already in place. This portion of the build would entail the utility rough-ins and stub-outs for the home, the pouring of the concrete floor, followed by the construction of the home. These tasks could be accomplished while all final approvals are finalized. Of course, no occupancy would be allowed until the full infrastructure has been constructed and approved by the City's building department.

Step 2 - Construct Infrastructure

The next step in the project would be to complete the installation of storm water piping, water piping, a new fire hydrant, sanitary sewer piping, electrical conduits and communication conduits. This step would be followed by the construction of the street, parking, and sidewalk infrastructure. The final site infrastructure item would be the construction of the Perimeter Fence and Gates.

Step 3 – Construct Remaining Homes

The intent would be to construct the remaining homes in steps beginning with the western-most homes on the north side of the street and working down the line to the east with construction on the homes on the south side of the street after that.

Step 4 – Construct Office / Laundry / Multi-Use Space

This step may follow the construction of the home, or it may begin simultaneously with the construction of the homes. Funding has not been secured yet for the office/laundry building.