Vita Nova Village

Site Plan Review

Summary of Public Engagement / Meetings & Strategy of Construction Implementation

April 16, 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, Executive Director for 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 property at 1201 Byers Avenue. 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, site clearing and grading may happen pre-approval, but infrastructure and home construction will begin upon approval from the Planning and Zoning Board and the City Council, which are expected on May 12th and May 19th respectively.

Step 1 – Clearing, Grading, Water Detention Basin

Vita Nova Village will have acquired proper Land Disturbance Permits before breaking ground. Vita Nova Village plans to begin site clearing and grading mid-April. This step includes excavation and grading of the Water Quality and Detention Basin and laying the outlet pipe from the basin to the discharge point in Joplin Creek West.

Step 2 - Construct Infrastructure

The next step in the project would be to complete the installation of 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. Note: Driveway paving may be delayed until the first home is approaching completion, but a gravel base suitable for fire truck access will be provided before construction of the homes begins.

Step 3 – Construct First Phase of Homes

Vita Nova Village (VNV) will be coordinating with Workforce Development for the construction of the first three homes on site. As funding and donations of materials and labor are coordinated, additional homes will be constructed. In general, phase 1 construction will start on the northern side at the east end and proceed to the west.

Step 4 – Construct Phase 2 and 3 of Homes

Phase 2 and Phase 3 construction of homes will vary depending on Joplin Creek West improvements. The existing retaining walls in the creek need to be replaced. When the new walls are in place, construction of the homes adjacent to the creek may begin.

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.

Step 5 – Perimeter Fencing, Gates, and Landscaping

The final items to complete on the site would be the construction of the Perimeter Fence and Gates and completing any landscaping that has not already been completed.