CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
018-25 – Site Plan Review

MEETING DATE:
May 19, 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 018-25: 1201 S Byers Ave – Site Plan Review – A request to review a site plan for a small-format home development – Vita Nova Village

BACKGROUND:

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.
Due to constraints from the site, the City Stormwater Engineer, as the City Floodplain Manager, allowed for the easement width to be reduced from 15 feet to 12 feet, with a written request submitted by the applicant.

PLANNING & ZONING COMMISSION TESTIMONY:

The Commission asked if there were protest petitions. Mr. Bellairs responded that there were not. The Commission also inquired about the stormwater easement width reduction. Mr. Bellairs explained that the Stormwater Engineer could make the reduction, and Mr. Dunlap explained that the site was too tight for them to go with the 15-foot easement width.

PUBLIC COMMENT;

There was none.

RECOMMENDATIONS:
Staff recommends approving Case 018-25
Planning & Zoning Commission recommends approving Case 018-25 (5 in Favor, 0 Opposed, 2 Absent)

ATTACHMENTS
Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map