

# Ordinance No. 240569

## Rezoning to MPD

Stonecroft MPD  
4900 Raytown Road

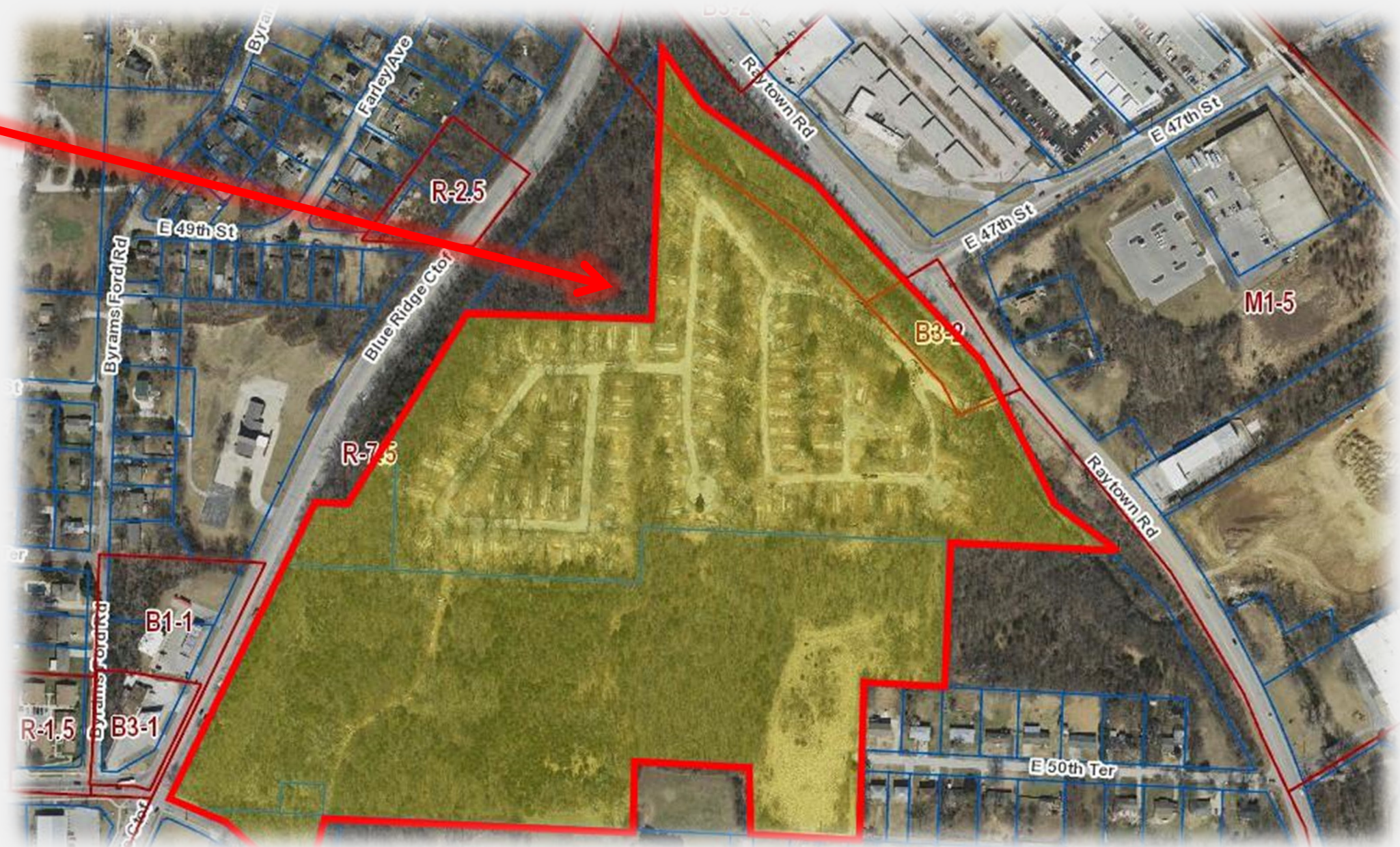
7-16-2024

Neighborhood Planning and Development





Site





**View looking southwest from Raytown Road**



**View looking northwest from Sni-A-Bar Road**



*Mobile Home Developments removed from Chapter 88 on December 14, 2017  
(Ordinance No. 170946)*

Chapter 88, the Zoning and Development Code does not permit a mobile home development. A mobile home development can only be approved through the MPD (Master Planned Development) district rezoning process and must comply with Chapter 72 (Mobile Homes and Recreational Vehicles) of the Code of Ordinances.

# Timeline

**Initial Meeting – Nov 2023**

**Plan Application Submitted – February 23, 2024**

**Staff recommends revisions to plan – March 15, 2024 (1<sup>st</sup> Review Period)**

- reduce density
- provide clustered development pattern
- reduce impervious surfaces
- provide yards for each “pad” site

**Site visit with applicant – April 3, 2024**

**Revisions are sent to staff to address side setbacks – April 25, 2024**

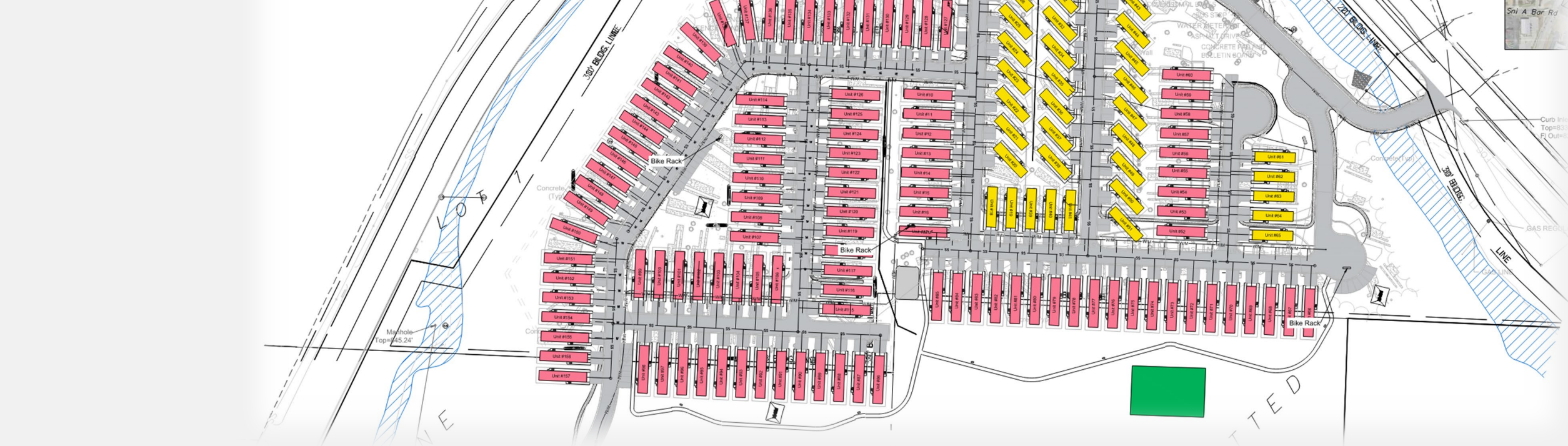
**City Hall Technology Outage – May 3, 2024 – May 24, 2024**

**City Plan Commission – June 5, 2024**



Gross Floor Area & Number of Units		
SINGLE FAMILY		
Gross Area per Building	1400	SF
Units per Building	1	EA
Number of Buildings	157	EA
Total Units	157	EA

Vehicle Parking		
Ratio Required	1 stall per unit	
Stalls Required	157	Stalls
Stalls Provided	350	Stalls

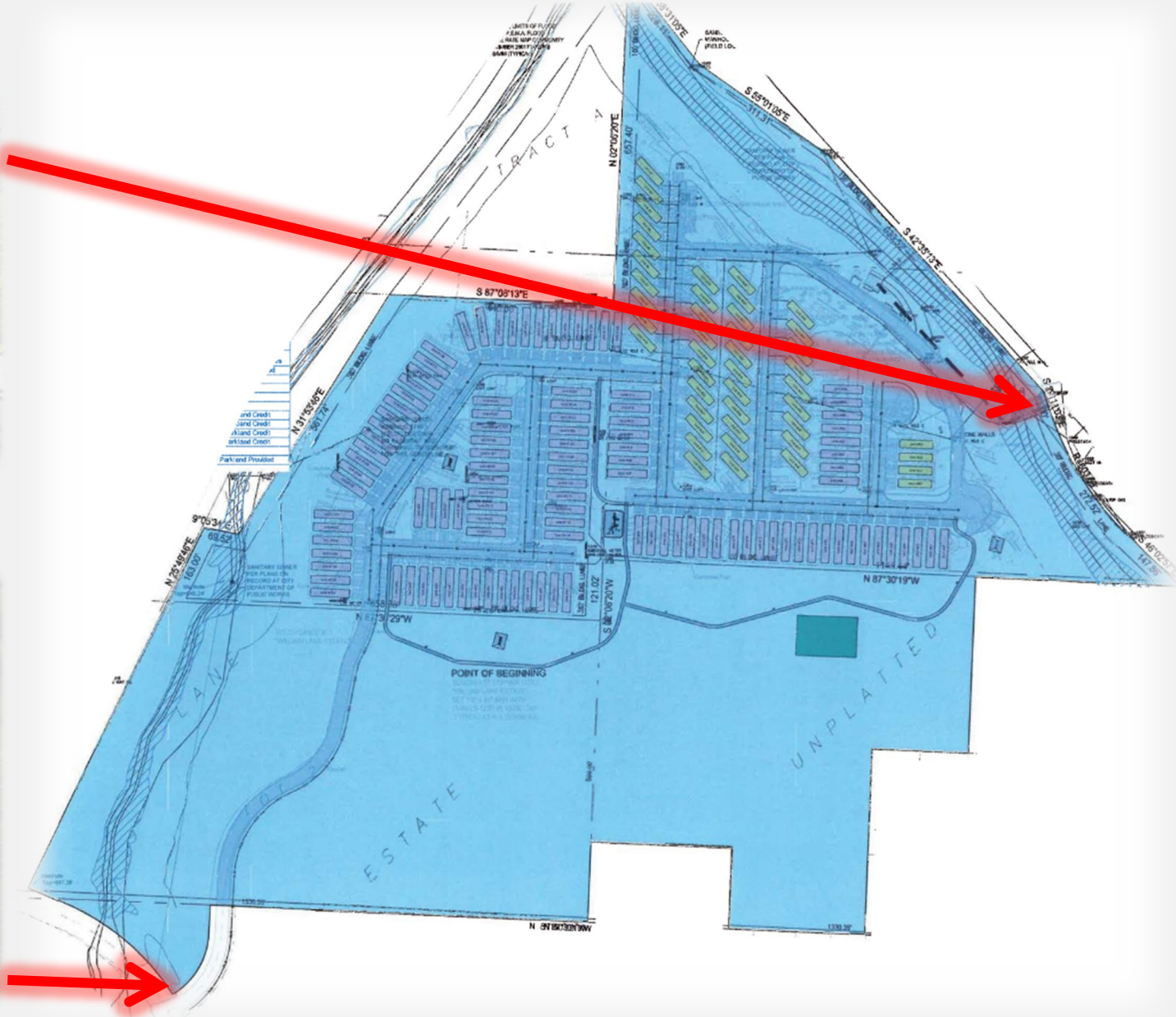


residential housing on property that was previously in a incorporated state of the existing environment.

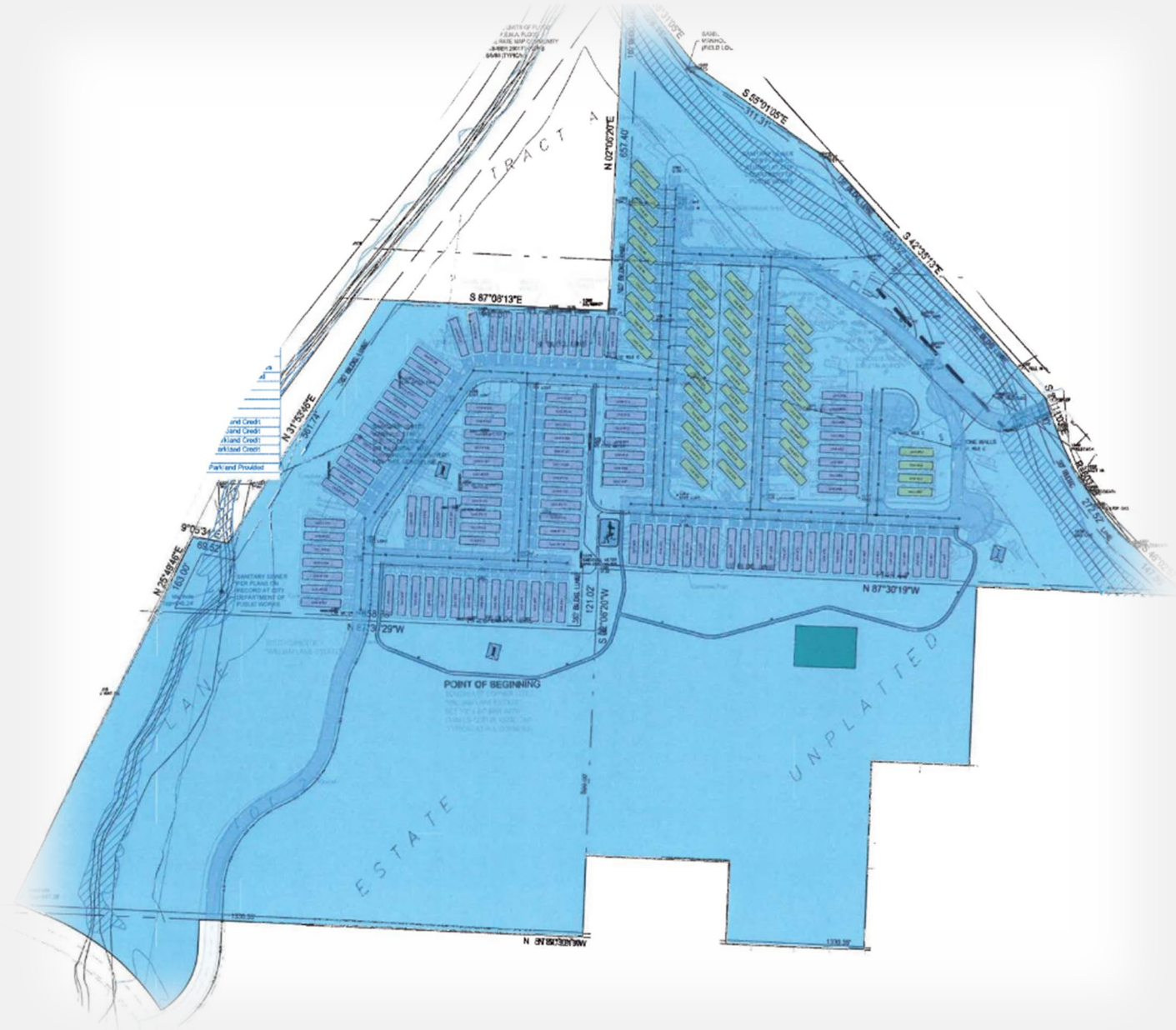


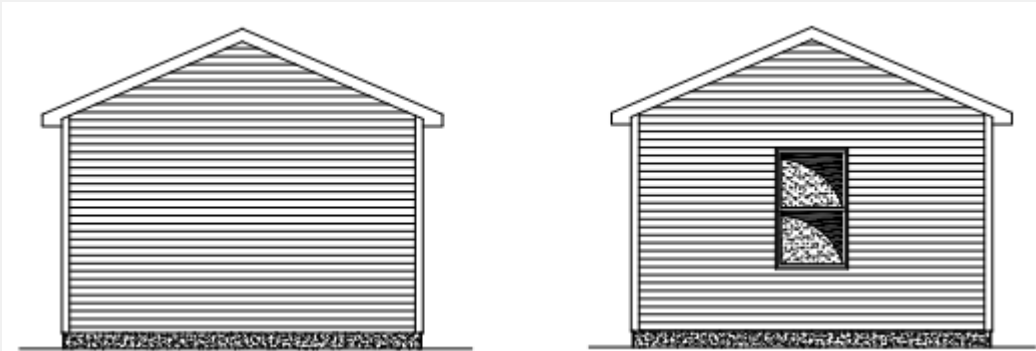
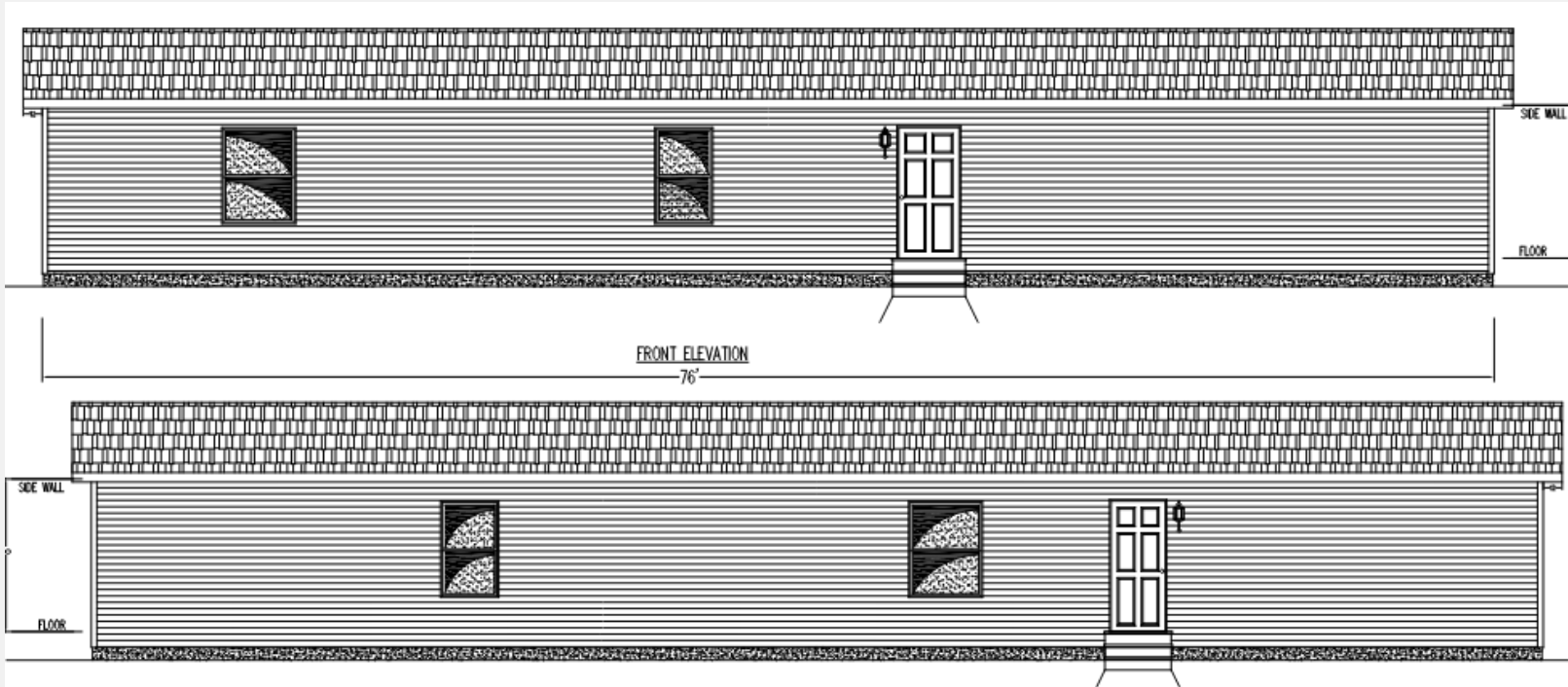
Curb Inlet  
Top=831.1  
FI Out=823.44

GAS REG.



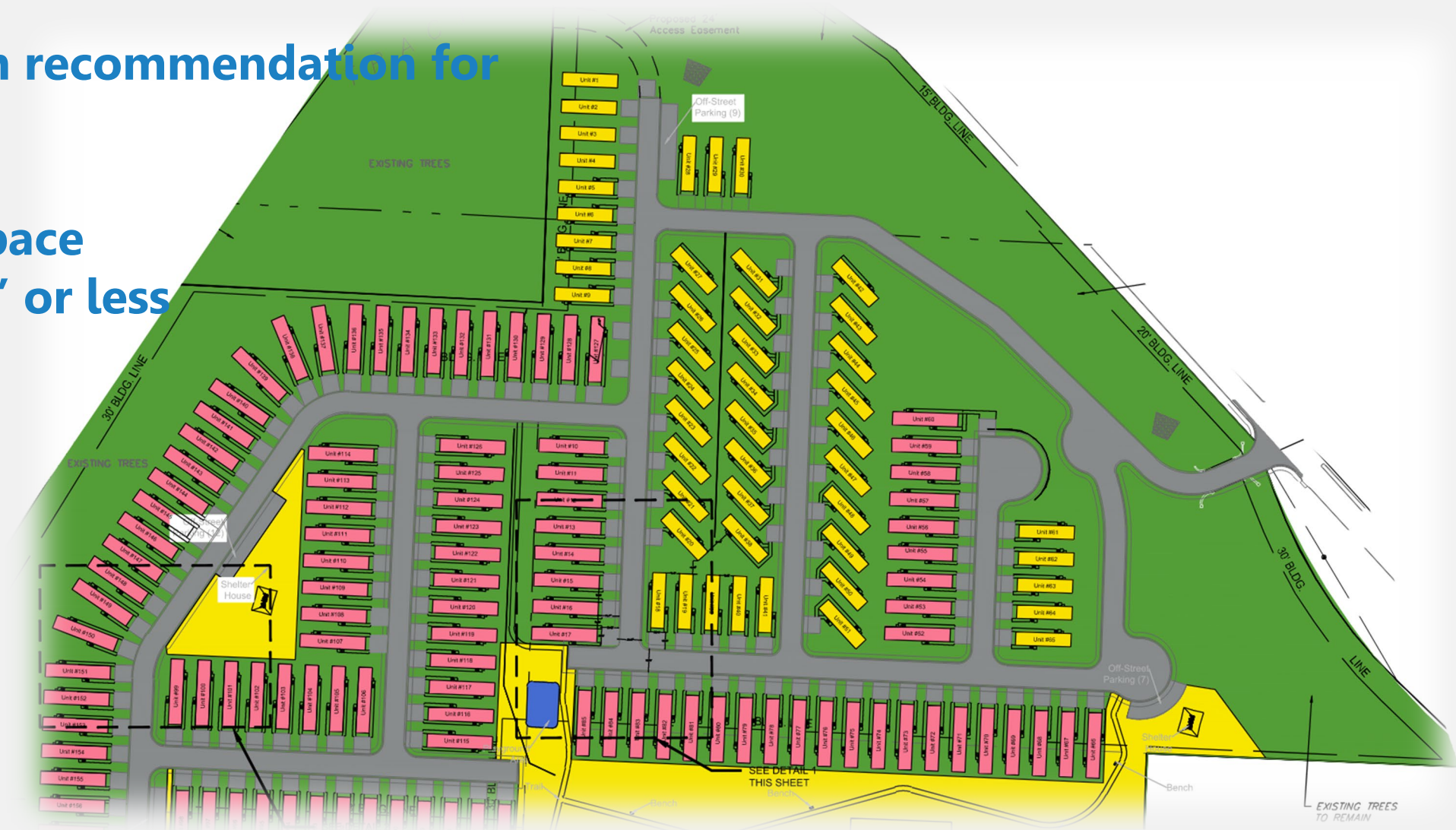
- ~ 50 acres (total site in blue)
- 157 “for sale” units
- 350 parking spaces
- Little to no private space  
→ standard depth for backyard is ~ 25'
- Front yard is only a parking area  
→ exceeds 40% of paved area allowed in front yard (base zoning)





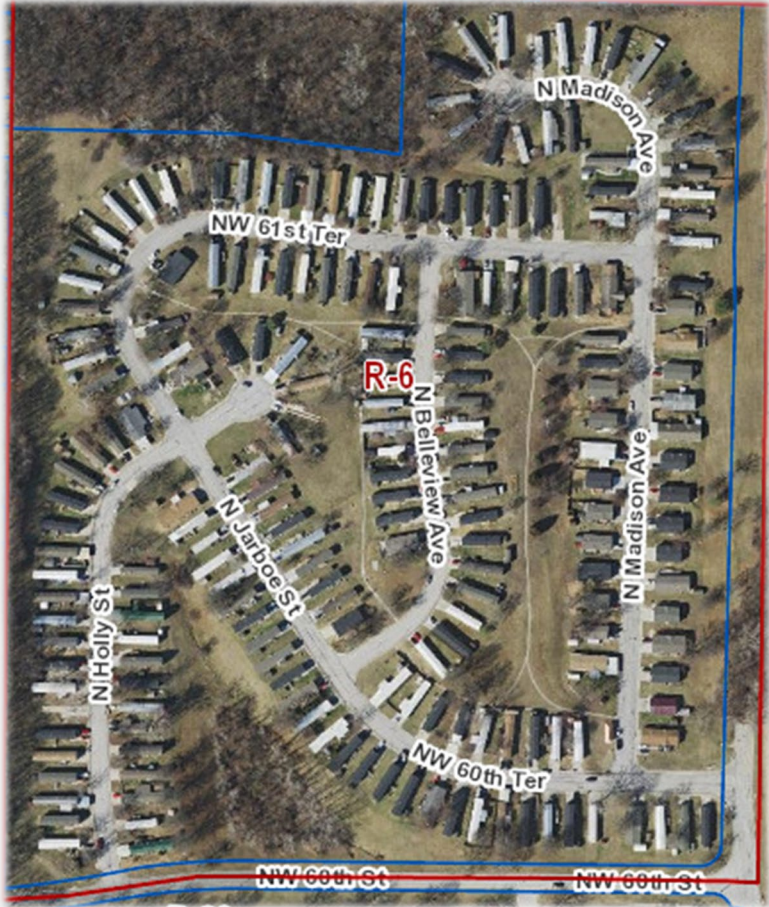
**Elevations**

- Proposed Density = 8.8 units p/acre
- Exceeds area plan recommendation for setbacks
- Lack of private space  
→ backyard only 5' or less



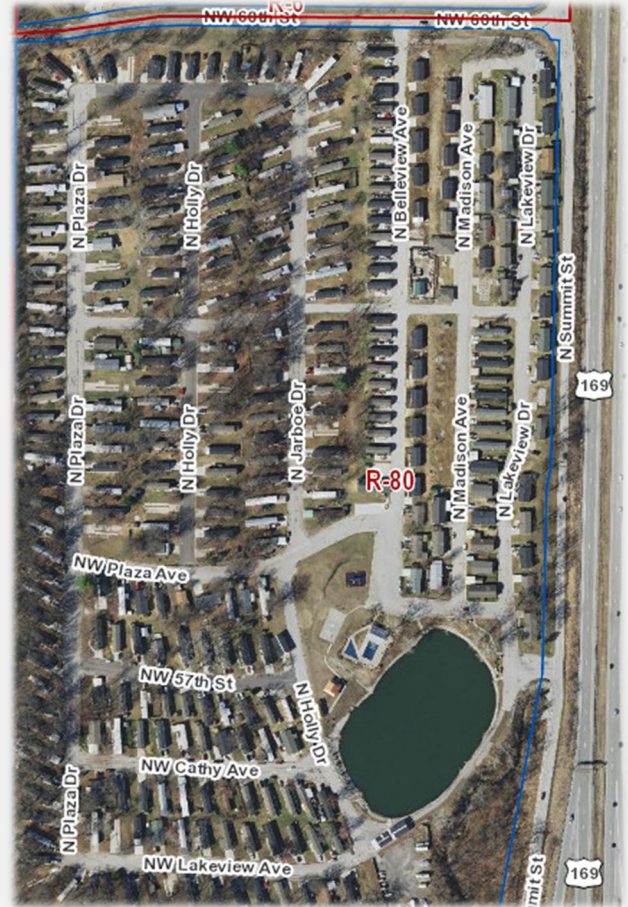
*COMPARABLE PROJECTS*

NW 60<sup>th</sup> & 169  
**125 units at 3 units p/acre**



*OVERALL DENSITY CONCERNS*

NW Englewood Rd & 169  
**310 units at 4.8 units p/acre**



*COMPARABLE PROJECTS*

*SIDE SETBACKS*

NW 60<sup>th</sup> & 169  
**20' – 25' side setbacks**

NW Englewood Rd & 169  
**25' – 30' side setbacks**



## Blue Ridge Area Plan – Residential Low Density



RESIDENTIAL LOW - Primarily intended for single family detached residential building types up to 7.2 units per acre. This land use classification generally corresponds with the “R-6,” “R-7.5,” and “R-10” zoning categories within the zoning ordinance.

	R-80	R-10	R-7.5	R-6
Lot Size				
» Min. lot area (sq. ft.)	80,000	10,000	7,500	6,000
» Min. lot area per unit (sq. ft.)	80,000	10,000	7,500	6,000
» Min. lot width (ft.)	150	85	50	50



*COMPARABLE PROJECTS*

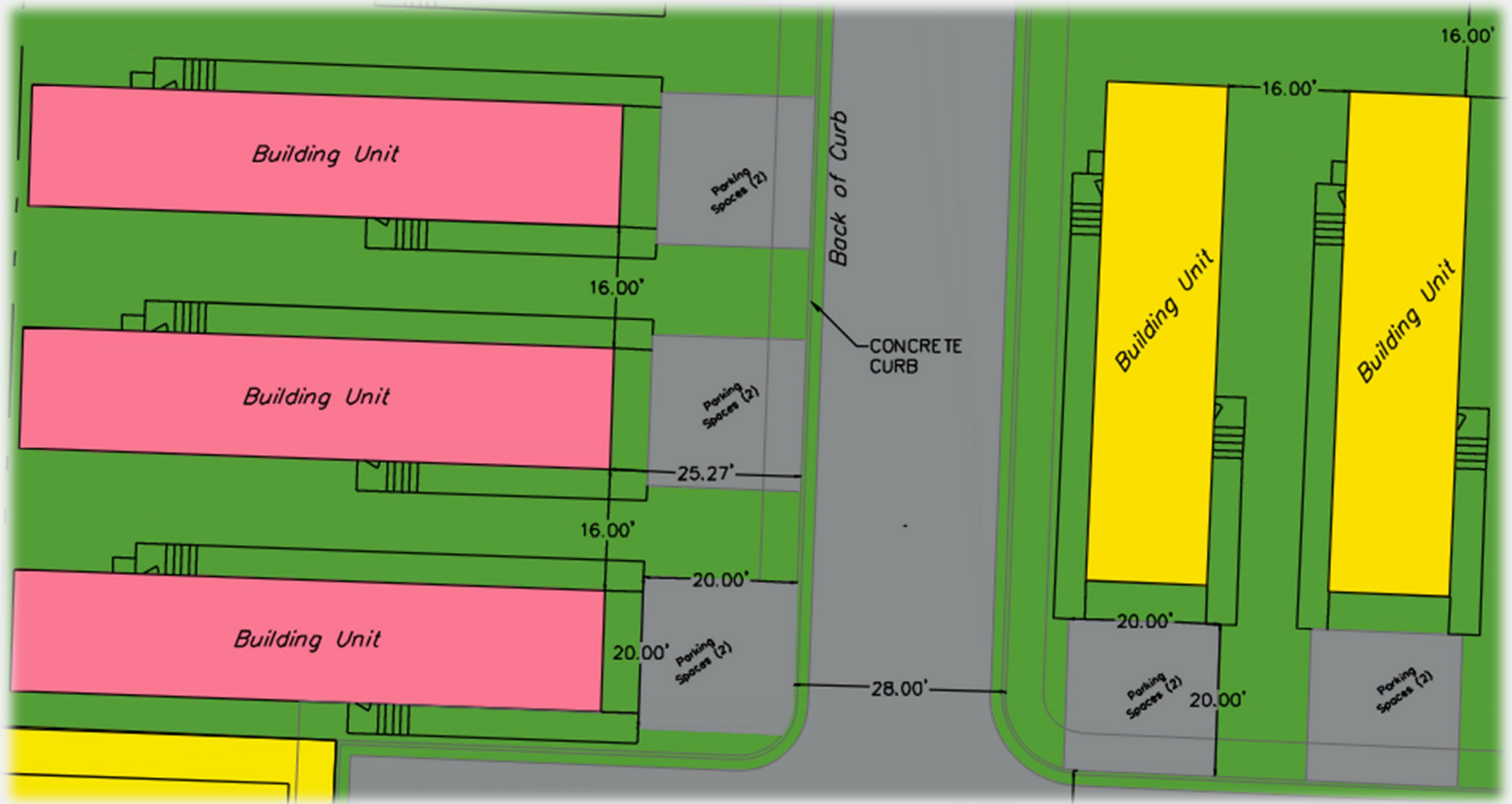
*SIDE SETBACKS*

NW 60<sup>th</sup> & 169  
**20' – 25' side setbacks**

NW Englewood Rd & 169  
**25' – 30' side setbacks**



# Stonecroft Proposed Side Setbacks - 16 feet



# Storage Examples





**CONNECTED**



**ISOLATED**

**88-280-01-B. SPECIFIC OBJECTIVES**

Different types of MPDs will promote different planning goals. In general, however, MPDs are intended to promote the following objectives:

1. flexibility and creativity in responding to changing social, economic, and market conditions and that results in greater public benefits than could be achieved using conventional zoning and development regulations;
2. implementation and consistency with the city's adopted plans and policies;
3. efficient and economical provision of public facilities and services;
4. sustainable, long-term communities that provide economic opportunity and environmental and social equity for residents;
5. variety in housing types and sizes to accommodate households of all ages, sizes, incomes and lifestyle choices;
6. compact, mixed-use development patterns where residential, commercial, civic, and open spaces are located in close proximity to one another;
7. a coordinated transportation systems that includes a inter-connected hierarchy of appropriately designed improvements for pedestrians, bicycles, and vehicles;
8. compatibility of buildings and other improvements as determined by their arrangement, massing, form, character, and landscaping to establish a high-quality livable environment;
9. the incorporation of open space amenities and natural resource features into the development design;
10. low-impact development (LID) practices; and
11. attractive, high-quality landscaping, lighting, architecture, and signage that reflects the unique character of the development.

**88-280-01-B(4)** sustainable, long-term communities that provide economic opportunity and environmental and social equity for residents;

- **Proposed Density = 8.8 units p/acre\***  
\*staff calculated area only being proposed for dwelling units
- **Concentration of impervious surfaces**
- **Lack of private space**
- **No dedicated storage area (economic constraint)**
- **Unclear on price points of “for sale” product**

**88-280-01-B(7)** a coordinated transportation systems that includes an inter-connected hierarchy of appropriately designed improvements for pedestrians, bicycles, and vehicles;

- **Proposed Density = 8.8 units p/acre\***
- **Concentration of impervious surfaces**
- **Lack of private space**
- **No dedicated storage area (economic constraint)**
- **3-bedroom units can potentially lead to pedestrian/vehicular conflicts**

**88-280-01-B(8)** compatibility of buildings and other improvements as determined by their arrangement, massing, form, character, and landscaping to establish a high-quality livable environment;

- **Proposed Density = 8.8 units p/acre\***
- **Concentration of impervious surfaces**
- **Lack of private space**

**88-280-01-B(11)** attractive, high-quality landscaping, lighting, architecture, and signage that reflects the unique character of the development.

- **Staff has been provided with limited elevations and landscape information**



## STAFF RECOMMENDATIONS

- Provide clustered development pattern which would reduce density
- Reduce concentration of impervious surfaces  
→ even if it includes *some* tree removal
- Provide sheds
- Provide transparent long-term management plan
- Incorporate KCMO Land Bank property
- Provide more private space on each pad site for long-term sustainability



# Staff Recommendation

## - Denial

\* 9. The developer shall submit a tree removal plan that complies with 88-424 to the Development Management Division within City Planning and Development prior to the issuance of any building permits.

# CPC Recommendation

## - Approval with Conditions