

# Ordinance No. 240569 Rezoning to MPD

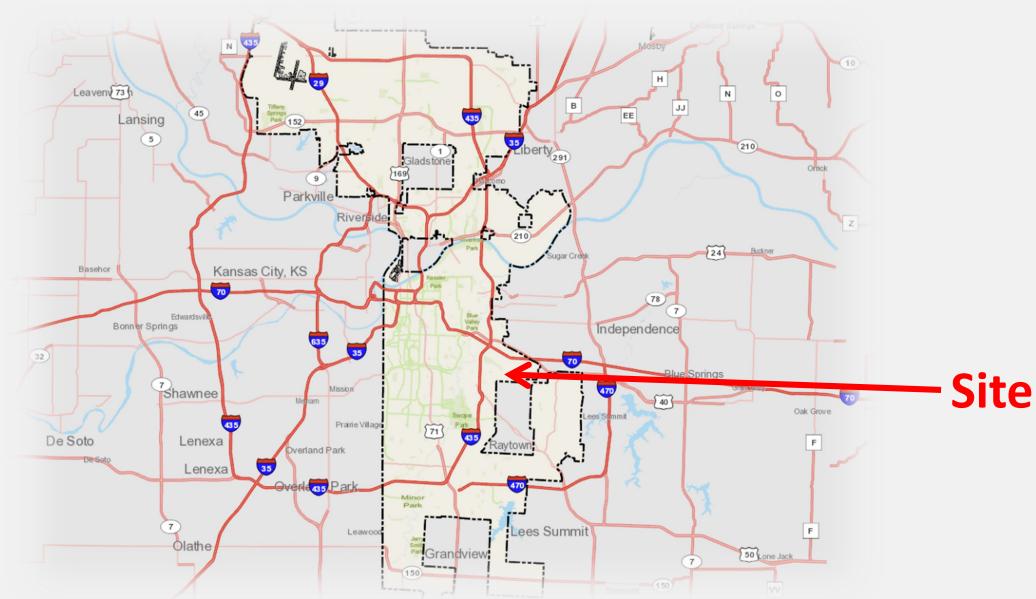
Stonecroft MPD 4900 Raytown Road

7-16-2024

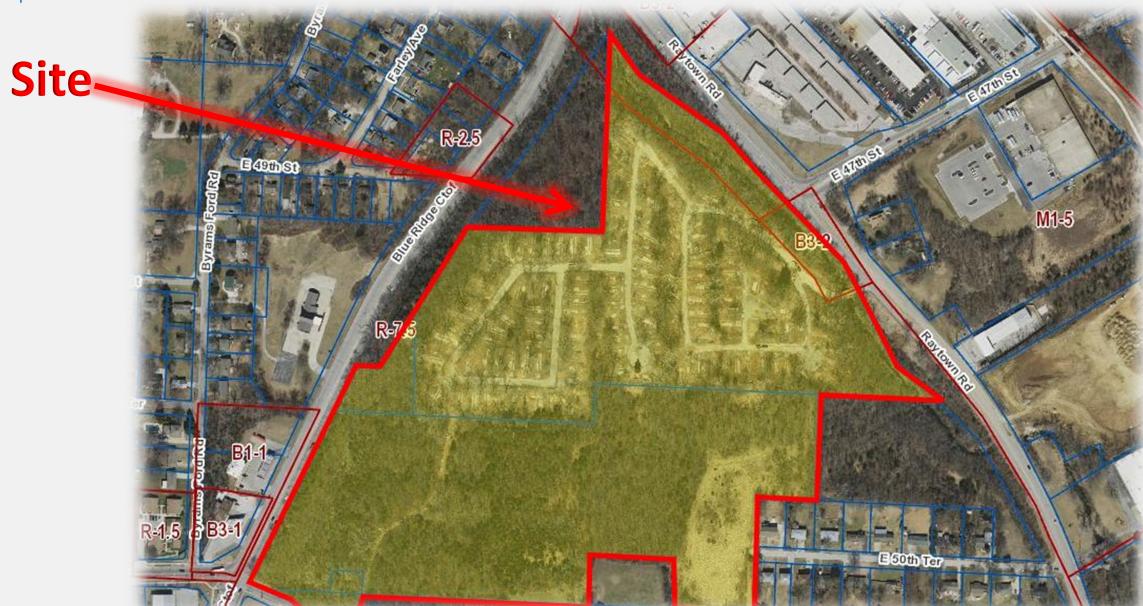
Neighborhood Planning and Development















View looking southwest from Raytown Road





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



#### **City Planning and Development**





# 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**

#### <u>Initial Meeting – Nov 2023</u>

Plan Application Submitted – February 23, 2024

Staff recommends revisions to plan – March 15, 2024 (1st Review Period)

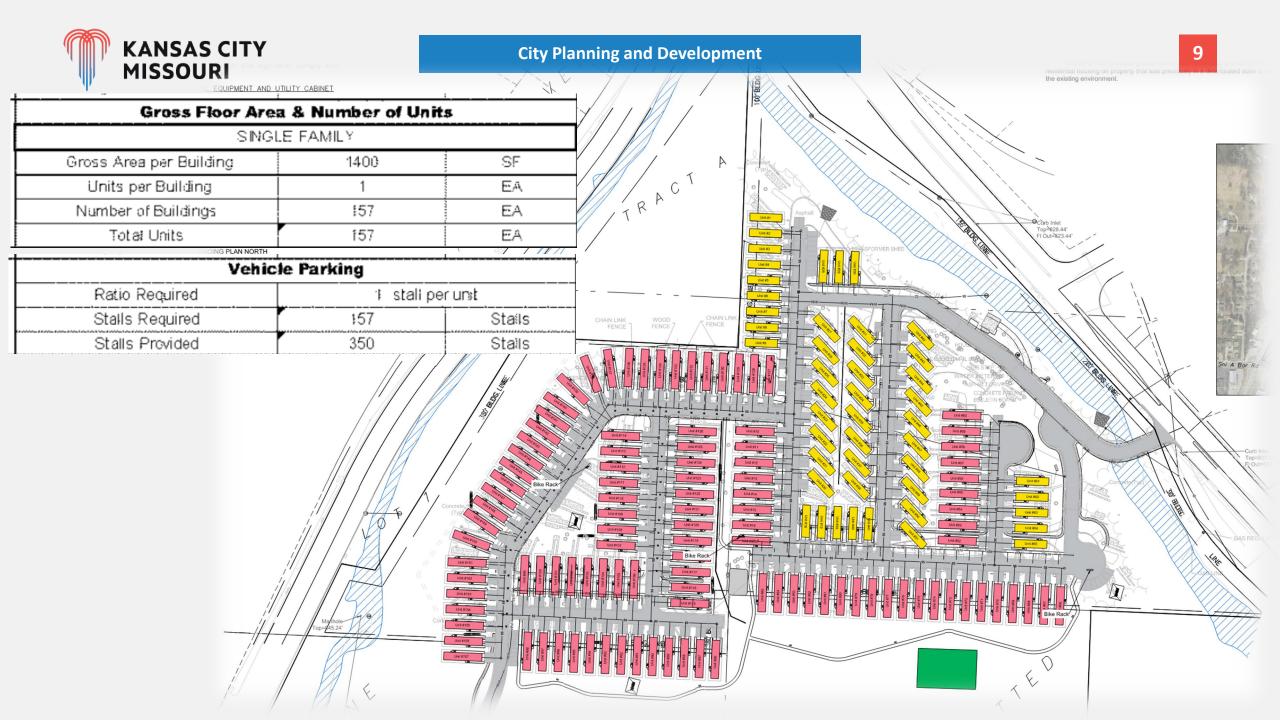
- reduce density
- provide clustered development pattern
- reduce impervious surfaces
- provide yards for each "pad" site

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



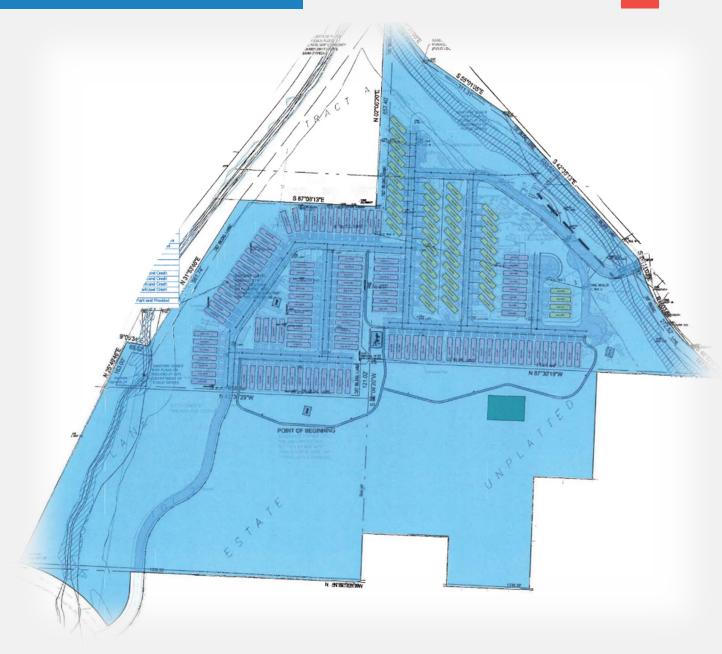




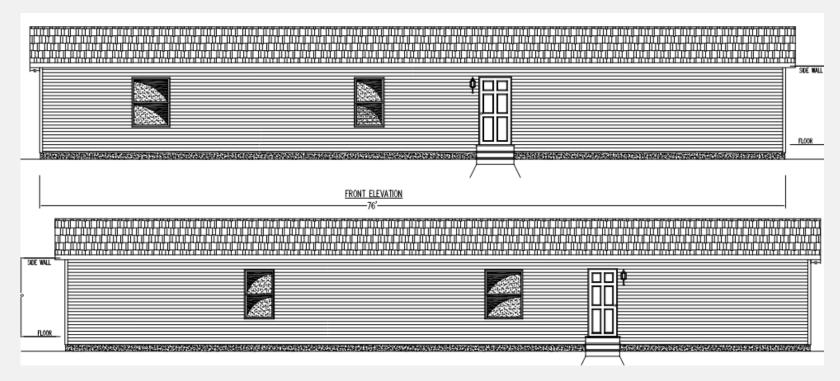


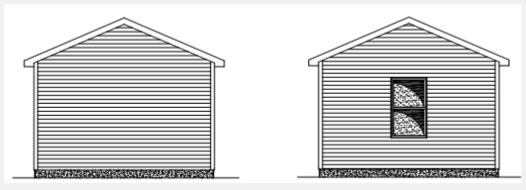
- ~ 50 acres (total site in blue)
- 157 "for sale" units

- 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





#### **COMPARABLE PROJECTS**

#### **OVERALL DENSITY CONCERNS**

NW 60<sup>th</sup> & 169

125 units at 3 units p/acre



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





### <u>Blue Ridge Area Plan – Residential Low Density</u>



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** 



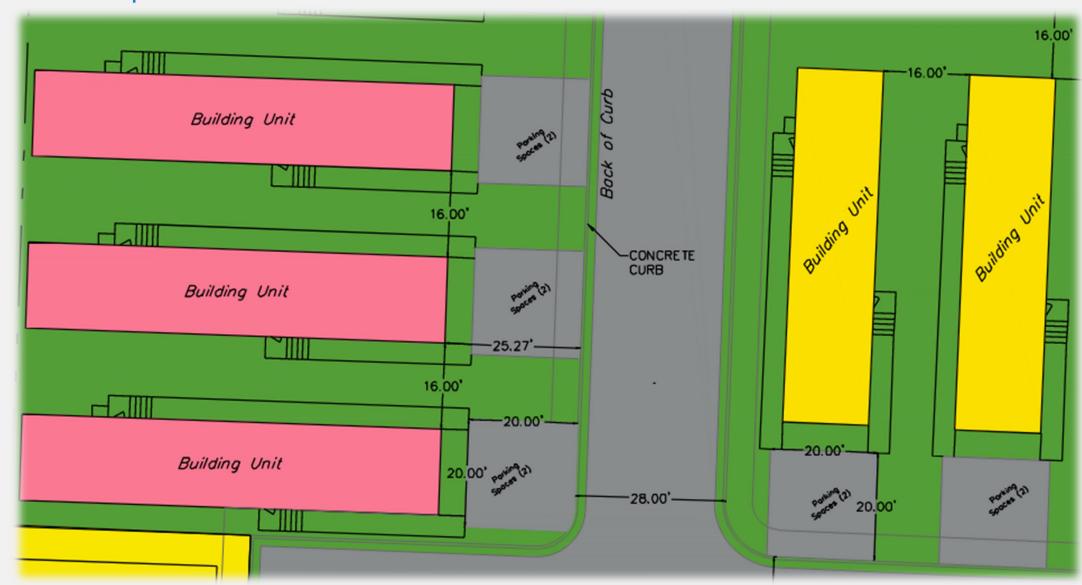


NW Englewood Rd & 169 25' – 30' side setbacks





#### Stonecroft Proposed Side Setbacks - 16 feet

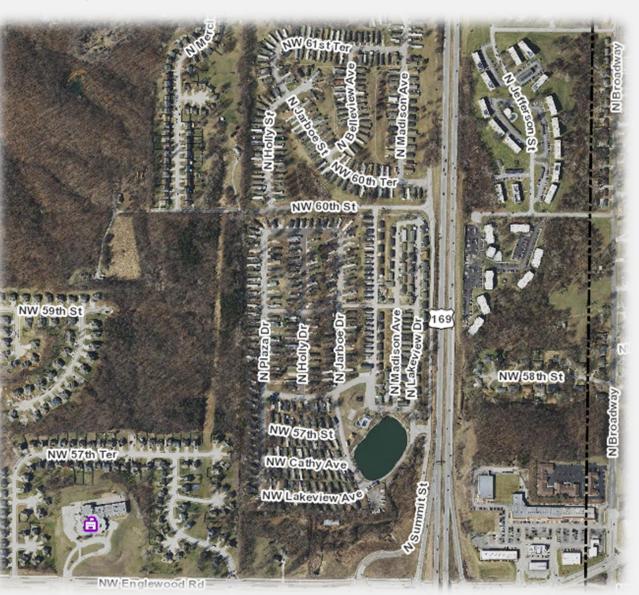




## Storage Examples









**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:

- 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;
- a coordinated transportation systems that includes a inter-connected hierarchy of appropriately designed improvements for pedestrians, bicycles, and vehicles;
- 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



<u>88-280-01-B(8)</u> 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

<u>88-280-01-B(11)</u> 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





Clarke, Andrew

From: margie St. Germain <msghorses@gmail.com>

ent: Monday, May 27, 2024 10:18 PM

o: Clarke, Andrew

Subject: RE:CD-CPC-2024-00018

Follow Up Flag: Follow up Flagged

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

am writing to voice my concern about this development. My property abuts to the development in question. I have several concerns to the original proposed plan. I feel there are too many residences for only two access point. Based on the developers history at other locations, this will be more like a mobile home park based on rentals only. I am also concerned about the city's oversight to ensure neighbors that it will not revert to conditions of the previous owner/lack of owner control. I have many other concerns and want to participate in any hearings.

Margaret Wickham St. Germain

9102 E. 50th Terrace

rom: Tommie Day <tommierday@gmail.com>

ate: Tue, Jul 16, 2024 at 8:46 AM

ubject: Ordnance No 240569 - MPD for old Stronecroft Mobile Home Park

o: <a href="mailto:kewin.oneill@kcmo.org">kewin.oneill@kcmo.org</a>, <a href="mailto:kemo.org">kewin.oneill@kcmo.org</a>, <a href="mailto:kemo.org">kewin.oneillo:kemo.org</a>, <a href="mailto:kemo.org">kewin.oneillo:kemo.org</a>, <a href="mailto:kemo.org">kewin.oneillo:kemo.org</a>, <a href="mailto:kemo.org">kewin.oneillo:kemo.org</a>, <a href="mailto:kemo.org">kewin.org</a>, <a href="mailto:kemo.org">kewin.org</a>, <a href="mailto:kemo.org">kewin.org</a>, <a href="mailto:kemo.org">kewin.org</a>, <a href

sent the email below and received no response. I have canvassed and received signatures, 36 of approximately 50, from residences of 50th terrace, 51st street, 51st errace, and Sinabar road to the south of the MPD and not one of the residences desired o see this development. It places \$50,000 mobile residences, in a neighborhood of \$200,000 to \$450,000 single family homes, on a solid pad of concrete, 24 acres, with no ront or back yards, private utilities, and diagonal placement to maximize space isage. There are no food markets within 2.0 miles and no sidewalks on Raytown Road or



NOTE: 157 UNITS

IF APPEARS THAT STONCROFT IS ATTEMPTING TO ESTABLISH A MANUFACTURED HOMES COMMUNITY IN THE SAME LOCATION AS THE MOBILE HOME COMMUNITY ON RAYTOWN ROAD. KANSAS CITY, MO DOES NOT ALLOW ADDITIONS TO, REDEVELOPMENT OF, OR THE DEVELOPMENT OF new MOBILE HOME PARKS. THERE FORE, THE OWNERS ARE ATTEMPTING TO REDEVELOP THE SITE AS A MANUFACTURED HOME COMMUNITY FOR RENTAL UNITS.

PLEASE BE AWARE OF THE FOLLOWING FACTS, THIS MAY NOT BE A KANSAS CITY CORP OR MISSOURI CORP DEVELOPMENT:

Recent filings for Stonecroft MHP, LLLC

4 Jun 2021 CHANGE OF REGISTERED AGENT AND/OR REGISTERED OFFICE

4 Jun 2021 STATEMENT OF CHANGE OF REGISTERED AGENT OR REGISTERED OFFICE - CORP 59 - CA 59 - LLP 9 - LP 9

7 Jul 2020 STATEMENT OF CORRECTION (LLC 7)

7 Jul 2020 STATEMENT OF CORRECTION - CORP 60 - LLC 7 - LP 11 22 Jun 2020 APPLICATION FOR REGISTRATION OF A FOREIGN LIMITED LIABILITY COMPANY

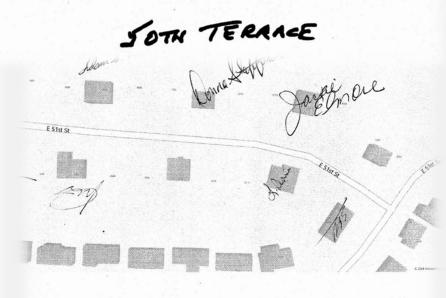
22 Jun 2020 CREATE LLC - FOREIGN - LLC 4

Source Missouri Secretary of State, https://www.sos.mo.gov/business, 3 Mar 2024

STONECROFT MHP, LLLc is owned by the BOAVIDA Fund (FOREIGN???)

BoaVida Fund Statement: "How Investing with BoaVida works: Investors add funds to the current BoaVida Fund. BoaVida acquires mobile home parks, RV parks, and other properties. BoaVida manages the properties and collects rents. Investors get paid in the form of quarterly cash distributions."

BoaVida Fund Statement about Stonecroft Manufactured Housing Community
LLC Stonecroft MHP





## **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