



# CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri  
City Planning & Development Department  
[www.kcmo.gov/cpc](http://www.kcmo.gov/cpc)

June 5, 2024

**Project Name**  
Stonecroft MPD

**Docket # 2**

**Request**  
CD-CPC-2024-00018  
Rezoning to UR/MPD

**Applicant**  
Patricia Jensen  
Rouse Frets White Goss Gentile Rhodes, PC

**Owner**  
Stonecroft MHP LLC

Location	4900 Raytown Road
Area	About 50 Acres
Zoning	M1-5, R-7.5, B3-2
Council District	3 <sup>rd</sup>
County	Jackson
School District	Raytown 150

## Surrounding Land Uses

**North:** Commercial, zoned M1-5  
**South:** Residential, zoned R-7.5  
**East:** Commercial, zoned M1-5  
**West:** Residential/Commercial, zoned R-2.5, B1-1, B3-1

## KC Spirit Playbook Alignment

Very Unlikely

## Land Use Plan

The Blue Ridge Area Plan recommends Future Residential Low Density for this location.

## Major Street Plan

Raytown Road & Blue Ridge Cutoff are identified as local links on the City's Major Street Plan.

## APPROVAL PROCESS

Staff Review

City Plan Commission

City Council

## PROJECT TIMELINE

The application for the subject request was filed on 2/23/2024. Scheduling deviations from 2024 Cycle 4.2 have occurred.

-Staff and the applicant agreed to continue the case to revise plans and due to technical issues occurring at City Hall between May 6<sup>th</sup> and May 22<sup>nd</sup>.

## REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on 3/28/2024. A summary of the meeting is attached to the staff report, see Attachment #3. Staff did receive comments from residents in opposition to this project.

## EXISTING CONDITIONS

The current owner acquired the "Stonecroft Mobile Home Village" property on April 4<sup>th</sup>, 2019. The previous mobile home community closed in late 2020. The 50 plus acre site has beautiful rolling hills and mature trees. The primary entrance is currently from Raytown Road.

## SUMMARY OF REQUEST + KEY POINTS

A request to approve a preliminary plat, residential development plan and rezoning from districts M1-5, R-7.5 and B3-2 to master planned development (MPD) to allow for a mobile home development on about 50 acres generally located at Raytown Road and Blue Ridge Cutoff.

## CONTROLLING + RELATED CASES

No controlling cases were found related to this property.

## PROFESSIONAL STAFF RECOMMENDATION

Docket # Recommendation  
2 DENIAL

**PLAN REVIEW**

The applicant is proposing to redevelop the former Stonecroft Mobile Home Development site with a new mobile home development. The proposed development will maintain a very similar layout to the former site, with an additional ten (10) homes. The manufactured homes will be mounted to a slab foundation. None of the units will have a front yard, instead they will have a driveway that will accommodate two vehicles. Staff has consistently asked the applicant to revise the site plan to allow for more room between the units and to provide some sort of yard for each unit. The plan has a few outdoor amenity areas, but severely lacks any private open space for the residents. The bridge that serves as the ingress and egress from Raytown Road is in poor shape and will need to be replaced. The applicant is proposing a connection from Sni-A-Bar Road, to the south to serve as the primary ingress and egress to the mobile home development.

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.

**PLAN ANALYSIS**

City staff is supportive of providing more housing choice and affordability options but is extremely concerned with the concentration and density of the proposed plan. The proposed plan does not comply with the Blue Ridge Area Plan which recommends residential low density. Residential low density allows for a development that would have 50' wide lots, with front and rear yards that are at a minimum 25' in depth. Many of the homes in the current proposed plan have no front or rear yard and no personal outdoor private space. Many of the dwelling units will be three bedrooms, which means that there could be roughly 471 residents living here without any personal private space to share with friends or family. Additionally, the parking plan is not functional, and staff are extremely concerned that vehicle parking especially in the driveways will conflict with pedestrian mobility forcing them to walk in the middle of the street.

Chapter 72 of the Code of Ordinances states all mobile home development shall be reviewed and approved in accordance with procedures of the master planned development. Staff has made the applicant aware that this development shall comply with the objectives of the MPD zoning district which is intended to provide flexibility to developers when it may be difficult or impossible to comply with other zoning district standards. The proposed plan complies with some of the objectives, but staff has a great deal of the concern that it does not comply with the following objectives found in 88-280-01-B:

88-280-01-B(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;

- The current site layout does not meet the minimum standards for a residential district. There is no front yard since it only serves as a driveway. 88-420-11 states the maximum percentage of pavement in the front yard cannot exceed 40%. The proposed front yards are nearly 100% impervious.

- The standard minimum depth for a backyard is ~25', the Stonecroft plan shows a backyard of close to 5'.

Simply put, no greater public benefit is being achieved with the current site plan and layout of the proposed homes.

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

- The proposed density, concentration of impervious surfaces and lack of private open spaces (i.e. front yard or back yard) does not promote a sustainable, long-term community.

- There is no dedicated storage area for any residents who might have a boat or trailer. There is no room on each "lot" for a resident to have a small shed to provide storage.

No economic opportunity is provided for residents if they do not have anywhere to store their belongings, therefore the proposed plan does not comply with the above objective.

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

The proposed driveways coupled with the number of bedrooms (3) in each unit does not promote an inter-connected hierarchy of design that balances pedestrian mobility when compared to the area dedicated for vehicles.

**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;**

The proposed concentration of units and impervious surfaces does not promote a high-quality livable environment.

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

Staff has not been provided with enough landscape information that would meet this objective. Staff had discussed with the applicant that a more detailed landscape would be provided prior to building plans being submitted.

<b>Standards</b>	<b>Applicability</b>	<b>Meets</b>	<b>More Information</b>
Parkland Dedication (88-408)	Yes	Yes, subject to conditions	
Tree Preservation and Protection (88-424)	Yes	No	The application has not submitted a tree preservation and protection plan.
Landscape and Screening Standards (88-425)	Yes	Yes, subject to conditions	The applicant has agreed to provide more information related to landscaping when applying for building plans.
Outdoor Lighting Standards (88-430)	Yes	Yes, subject to conditions	
Sign Standards (88-445)	Yes	Yes, subject to conditions	
Pedestrian Standards (88-450)	Yes	Yes	The applicant will coordinate with KCPD and City Planning for the location of speed bumps when building plans are submitted.

**SPECIFIC REVIEW CRITERIA****Zoning and Development Code Map Amendments, Rezonings (88-515-08)**

In reviewing and making decisions on proposed zoning map amendments, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factors:

**A. Conformance with adopted plans and planning policies;**

The proposed plan does not comply with the objective of the MPD zoning district, Blue Ridge Area Plan and the KC Spirit Playbook.

**B. Zoning and use of nearby property;**

The project area is within several zoning districts but overall, the primary zoning district is R-7.5 (residential). Chapter 72 of the Code of Ordinances only permits a mobile home development through the MPD rezoning and preliminary development plan process. Directly south of the subject property the zoning district is R-7.5 and consists of detached homes.

**C. Physical character of the area in which the subject property is located;**

The project area sits above two major streets, Blue Ridge Cutoff and Raytown Road. The subject property has been entirely cleared of the former mobile home development. The project area is picturesque with rolling hills and mature trees.

**D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;**

The residential development will have a private water and sewer system that connects to City infrastructure. The applicant has outstanding corrections and plans are still being reviewed by KC Water.

**E. Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations;**

The previous mobile home development was required to be closed due to improper management oversight which led to unsanitary conditions. Mobile home developments are only permitted through Chapter 72 of the Code of Ordinance which requires an applicant to apply for an MPD rezoning. The site is now entirely cleared of the prior development and is suitable for residential developments that promote a lower density and with more individual open spaces for the residents. The applicant is required to comply with the objectives of 88-280 of the Zoning and Development Code.

**F. Length of time the subject property has remained vacant as zoned;**

The site was entirely cleared of all previous structures in 2022 and has been vacant for roughly two years.

**G. The extent to which approving the rezoning will detrimentally affect nearby properties; and**

The rezoning would allow for the mobile home development to be constructed. Staff is concerned that the current site plan portrays a very high density of dwelling units, placed very close together with little to no private open space. The applicant is proposing a density of 8.8 units acre which far exceeds comparable developments within City limits which are between 3 and 4.8 units per acre.

Staff believes that the current layout could detrimentally affect nearby properties as this plan does not comply with promoting a sustainable, long-term community that provides economic opportunity and environmental and social equity for residents which is specific objective of the MPD zoning district.

**H. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.**

Denial of the application would encourage the applicant to revise the plans to meet 88-280-01-B of the Zoning and Development Code.

**Development Plans, Project Plan, or Site Plan (88-516-05)**

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

**A. The plan must comply with all standards of the Zoning and Development Code and all other applicable city ordinances and policies;**

The proposed plan submitted for review does not entirely comply with the Zoning and Development Code (Chapter 88) nor does it entirely comply with Chapter 72 (Mobile Homes and Recreational Vehicles) of Code of Ordinances. Staff is supportive of creative proposals providing more housing

Opportunity; however staff is requesting more time to collaborate with the applicant to ensure compliance with all City ordinances and policies and to ensure the final product is the best for the City of Kansas City.

**B. The proposed use must be allowed in the district in which it is located;**

Chapter 88 (the Zoning and Development Code) does not permit mobile home developments.

Chapter 72 of the Code of Ordinances states, "a mobile home development shall be reviewed and approved in accordance with procedures of master planned development (MPD)". The use will be allowed if the MPD application is approved.

**C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient, and convenient movement of traffic not only within the site but on adjacent roadways;**

Staff appreciates the proposed vehicular and pedestrian access from Sni-A-Bar Road on the southern perimeter of the site.

**D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site;**

The applicant has provided a pedestrian connection to Sni-A-Bar Road to the south of the site which will allow for safer pedestrian travel to the bus stop located nearby. Staff is concerned that the current layout of the dwelling units does not promote a safe, efficient, and convenient pedestrian network due to layout of where the driveways will be located. The driveways appear to be very short which will cause vehicles to obstruct the sidewalk.

**E. The plan must provide for adequate utilities based on City standards for the particular development proposed.**

All utilities will be private for this development.

**F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.**

The site is isolated from the nearby single family homes. The proposed orientation of the manufactured homes appear very crowded and does not promote individual yards for the residents.

**G. Landscaping, berms, fences, and/or walls must be provided to buffer the site from undesirable views, noises, lighting, or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.**

The photometric plan complies with the Code.

**H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.**

Staff is requesting that the applicant revise the plan by reducing the number of units and changing the orientation to reduce the amount of contiguous impervious surfaces.

- I. **The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.**

Staff did not receive a tree removal plan. The site has a significant number of mature trees and staff will request a tree removal plan prior to the issuance of any building permit.

### **Master Planned Developments (88-520-03-G)**

In reviewing and making decisions on proposed MPD rezonings and preliminary development plans, review and decision-making bodies must consider at least the following factors:

- A. **The preliminary development plan's consistency with any adopted land use plans for the area;**

The proposed preliminary development plan is not consistent with the Zoning Code, Area plan or KC Spirit Playbook.

- B. **The preliminary development plan's consistency with the MPD district provisions of 88-280; and**

The proposed plan does not meet the specific objectives of the MPD district provisions as listed on pages 2-3 of this report.

- C. **The sufficiency of the terms and conditions proposes to protect the interest of the public and the residents of the MPD in the case of a plan that proposes development over a long period of time.**

Staff does not believe the proposed site plan should be approved with the current orientation and density that the developer has proposed. Staff believes that a change in design is the only sufficient method to ensure the protection of the City, City departments, the public and residents of this community.

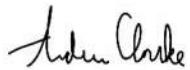
### **ATTACHMENTS**

1. Conditions
2. Applicants Submittal
3. Public Engagement Materials
4. Opposition Letter and Signatures

### **PROFESSIONAL STAFF RECOMMENDATION**

City staff recommends **DENIAL** as stated in the conditions report.

Respectfully Submitted,



Andrew Clarke, AICP  
Planner



## Plan Conditions

Report Date: May 29, 2024

Case Number: CD-CPC-2024-00018

Project: Stonecroft MPD

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*Condition(s) by City Planning and Development Department. Contact Andrew Clarke at (816) 513-8821 / Andrew.Clarke@kcmo.org with questions.*

1. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to Certificate of Occupancy.
2. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to Certificate of Occupancy.
3. The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat.
4. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy.
5. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
6. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
7. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy.
8. The developer shall secure approval of an MPD Final Plan from the City Plan Commission prior to building permit for all phases except for phase I. The developer shall secure approval of an administrative site plan approval from the Development Management Division within City Planning and Development and KCPD prior to the issuance of any building permit for phase I.
9. All corrections shall be resolved prior to ordinance request.
10. The applicant shall submit a tree removal plan to the Development Management Division within City Planning and Development prior to the issuance of any building permit.
11. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to Certificate of Occupancy.

*Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.*

12. The developer shall submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by the Land Development Division.

*Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.*

13. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
14. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.
15. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.
16. The developer shall submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Dept. of Natural Resources (MDNR) and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
17. The developer shall submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval for the maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts, prior to recording the plat.
18. The developer shall pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
19. The developer shall submit a final stream buffer plan to the Land Development Division for approval prior to issuance of any building permits and obtain permits for the Stream Buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.
20. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.
21. The developer must design and construct public street extension from Sni-A-Bar Road to City Standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks.

*Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.*

22. • The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
23. • Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2)
  - Fire hydrant distribution shall follow IFC-2018 Table C102.1
24. • Required fire department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in clearance height. Check with Streets & Traffic (KCMO Public Works) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)
  - A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3)
  - Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
  - Required fire department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
  - The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
  - Shall provide fire lane signage on fire access drives.

*Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.*

25. • One and two family residential developments exceeding 30 dwelling units shall have at least two separate and approved fire apparatus access roads (IFC-2018: § D107.1)
  - Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC-2018: § D106.3)
26. • If an approved security gate spans across a fire access road, an approved means for emergency operation shall be provided (IFC-2018 § 503.6)
  - Security gates which span across a fire access road shall provide a means for emergency operation. Electric gates shall require a siren sensor device typically referred to as a "yelp gate" (IFC-2018 § 503.6).

*Condition(s) by Parks & Recreation. Contact Richard Sanchez at (816) 513-7678 / Richard.Sanchez@kcmo.org with questions.*

27. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2024 acquisition rate of \$64,220.18 per acre. This requirement shall be satisfied prior to recording of the final plat.
28. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way

*Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.*

29. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.  
<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Service-Lines-Final.pdf>
30. Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main.
31. A full flow fire meter shall be required when the fire protection service line serves more than one building, or combination service lines 6 inches and larger, or that have private fire hydrants connected to them.
32. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.  
South of River contact - Patrick Lewis 816-513-0423  
North of River contact - Pedro Colato 816-513-4892
33. When an existing building is being renovated, is being changed in use or occupancy, or is undergoing a building addition, and the existing water service line(s) will be reused, the water service line(s) and related appurtenances shall meet the most current version of KC Water Rules and Regulations.
34. Water/Sewer Service lines shall serve only one lot or tract and shall not cross a separate lot or tract.

*Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.*

35. All water mains, service lines and fire hydrants shall be private.

*Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.*

36. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.
37. The developer shall submit a final stream buffer plan for review and approval prior to issuance of any building permits and obtain permits for the Stream Buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.
38. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88, prior to issuance of any stream buffer permits.
39. The developer must show the limits of the 100-year floodplain on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year flood prone area (including detention basins and engineered surface drainage conveyances) on any plat and plan.

*Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.*

40. The developer must obtain a floodplain certificate from Development Services prior to beginning any construction activities with the floodplain.
41. The internal water and sewer lines shall be private service lines.

# DEVELOPMENT PLAN

## STADIUM VIEW

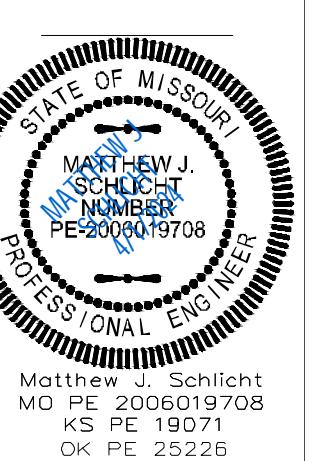
Kansas City, Jackson County, Missouri

**ENGINEERING  
SOLUTIONS**

Engineering & Surveying  
50 SE 30TH STREET  
Lee's Summit, MO 64082  
P: (816) 623-9888 F: (816) 623-9849

Professional Registration  
Missouri  
Engineering 200502186-D  
Surveying 2006000319-D  
Kansas  
Engineering E-1695  
Surveying S-219  
Oklahoma  
Engineering 6254  
Nebraska  
Engineering CA2821

Project: Stadium View  
Issue Date: April 1, 2024  
Development Plan for:  
STADIUM VIEW  
Kansas City, Jackson County, Missouri



REVISIONS

C.001

**NOTE:**  
Project Plan not required as this development plan contains all of the necessary information.

### MONUMENT SIGN NOTES:

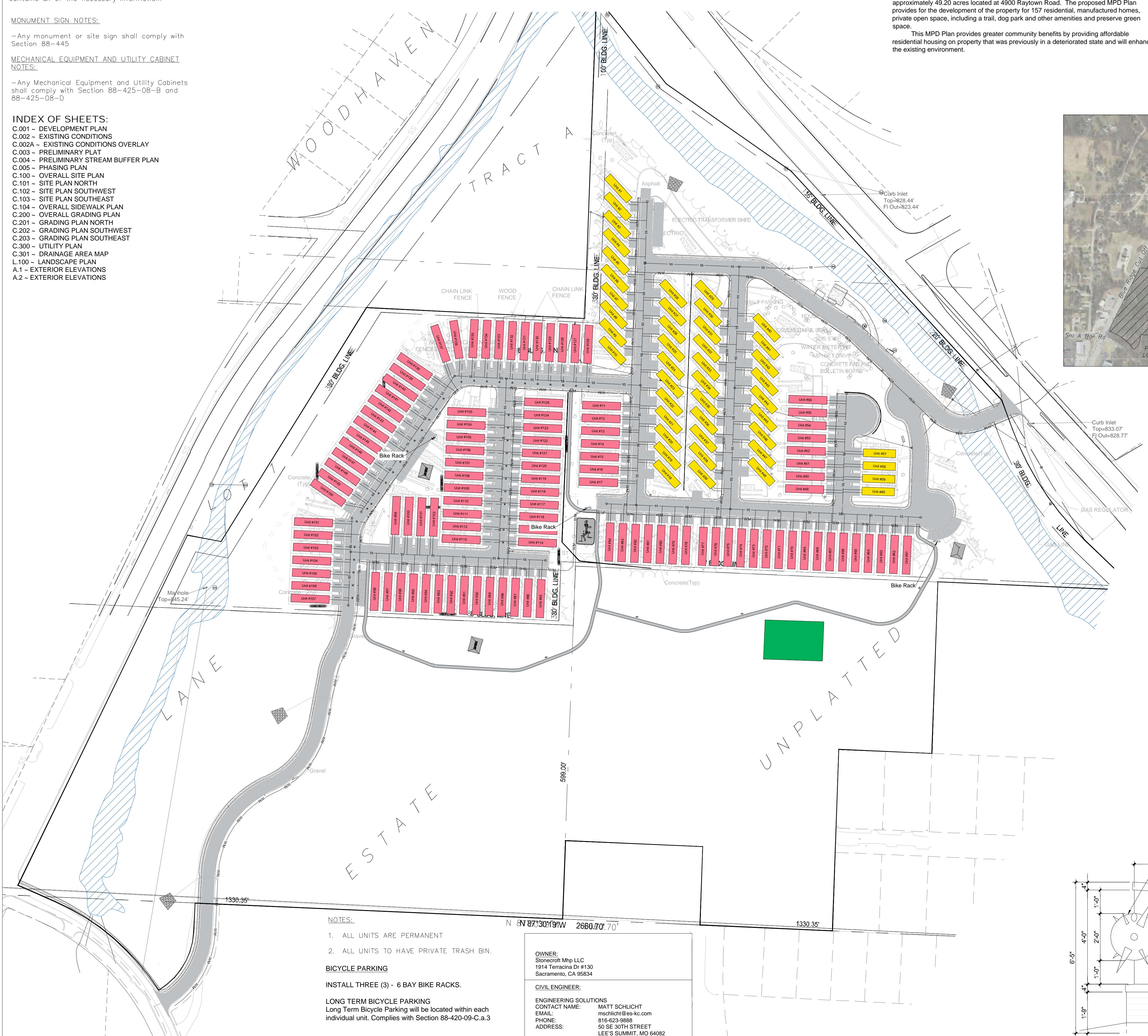
- Any monument or site sign shall comply with Section 88-445

### MECHANICAL EQUIPMENT AND UTILITY CABINET NOTES:

- Any Mechanical Equipment and Utility Cabinets shall comply with Section 88-425-08-B and 88-425-08-D

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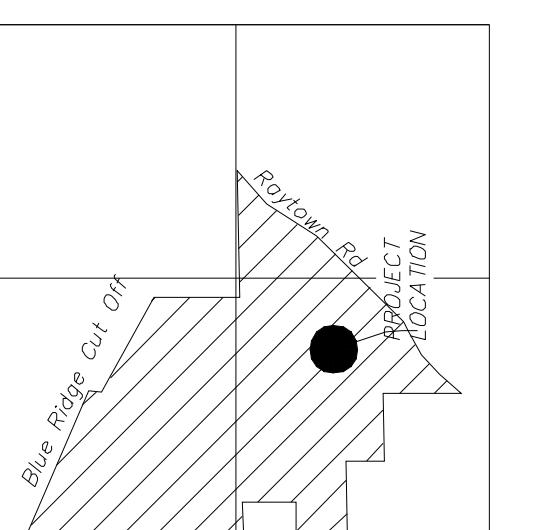
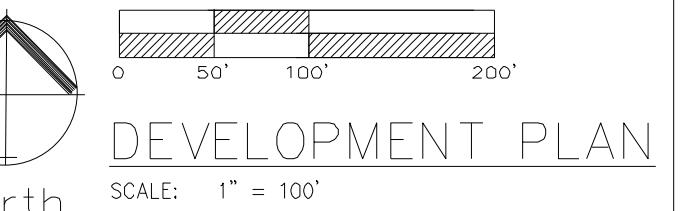


MPD STATEMENT OF INTENT  
Stonecroft Manufactured Housing Community  
4900 Raytown Road

This MPD Development Plan provides for approval of a development plan for approximately 49.20 acres located at 4900 Raytown Road. The proposed MPD Plan provides for the development of the property for 157 residential, manufactured homes, private open space, including a trail, dog park and other amenities and preserve green space.

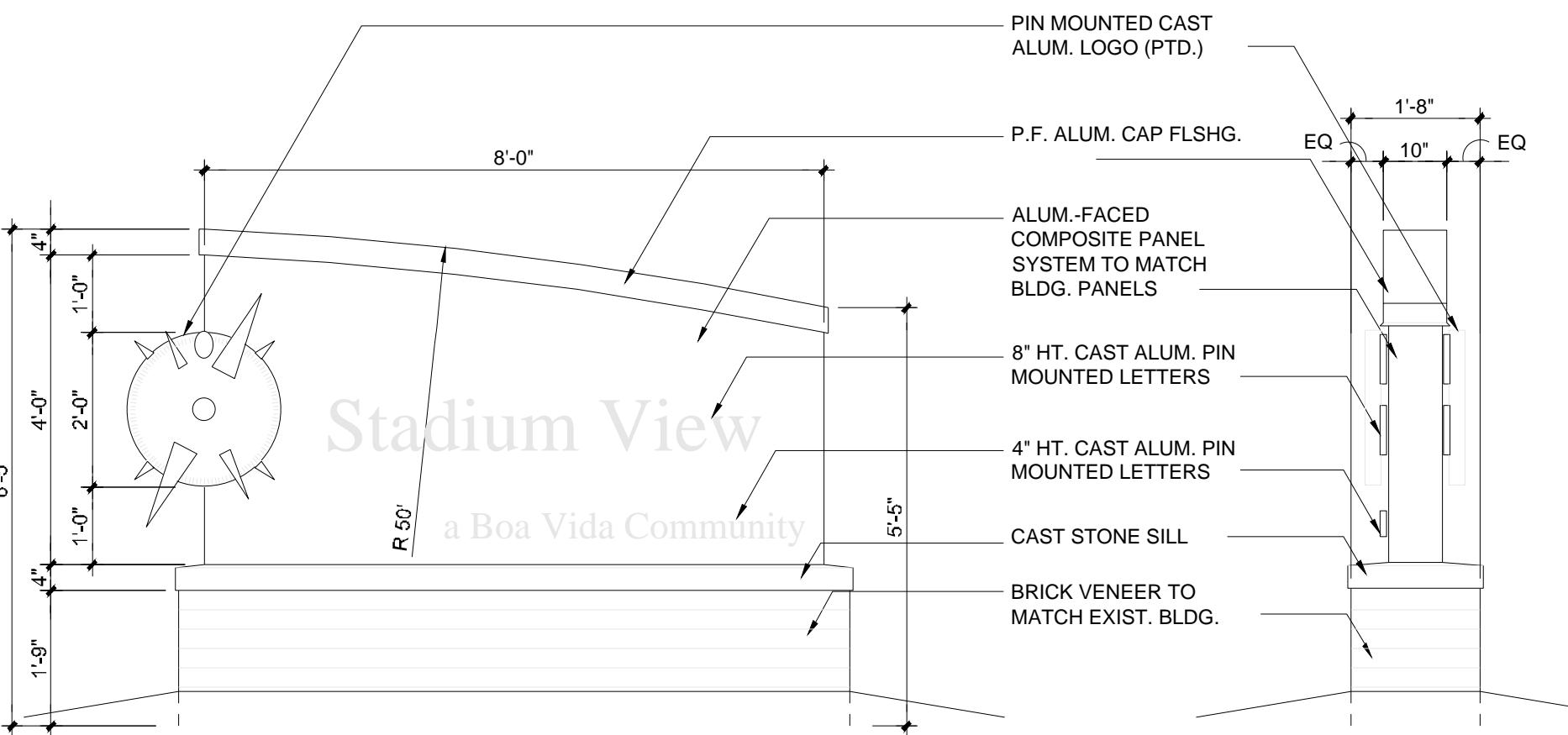
This MPD Plan provides greater community benefits by providing affordable residential housing on property that was previously in a deteriorated state and will enhance the existing environment.

**NOTE:**  
Wayfinding signage will be installed.

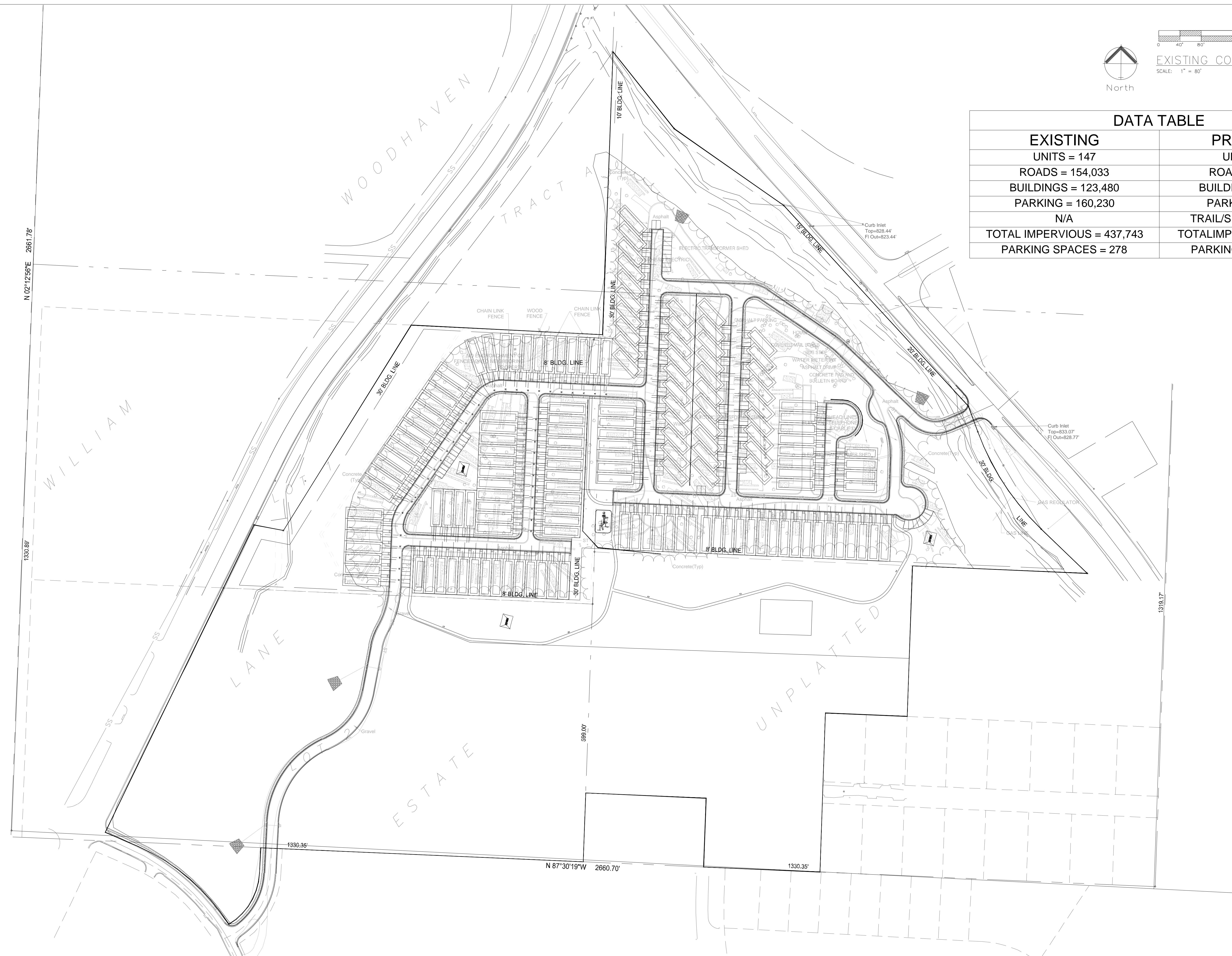


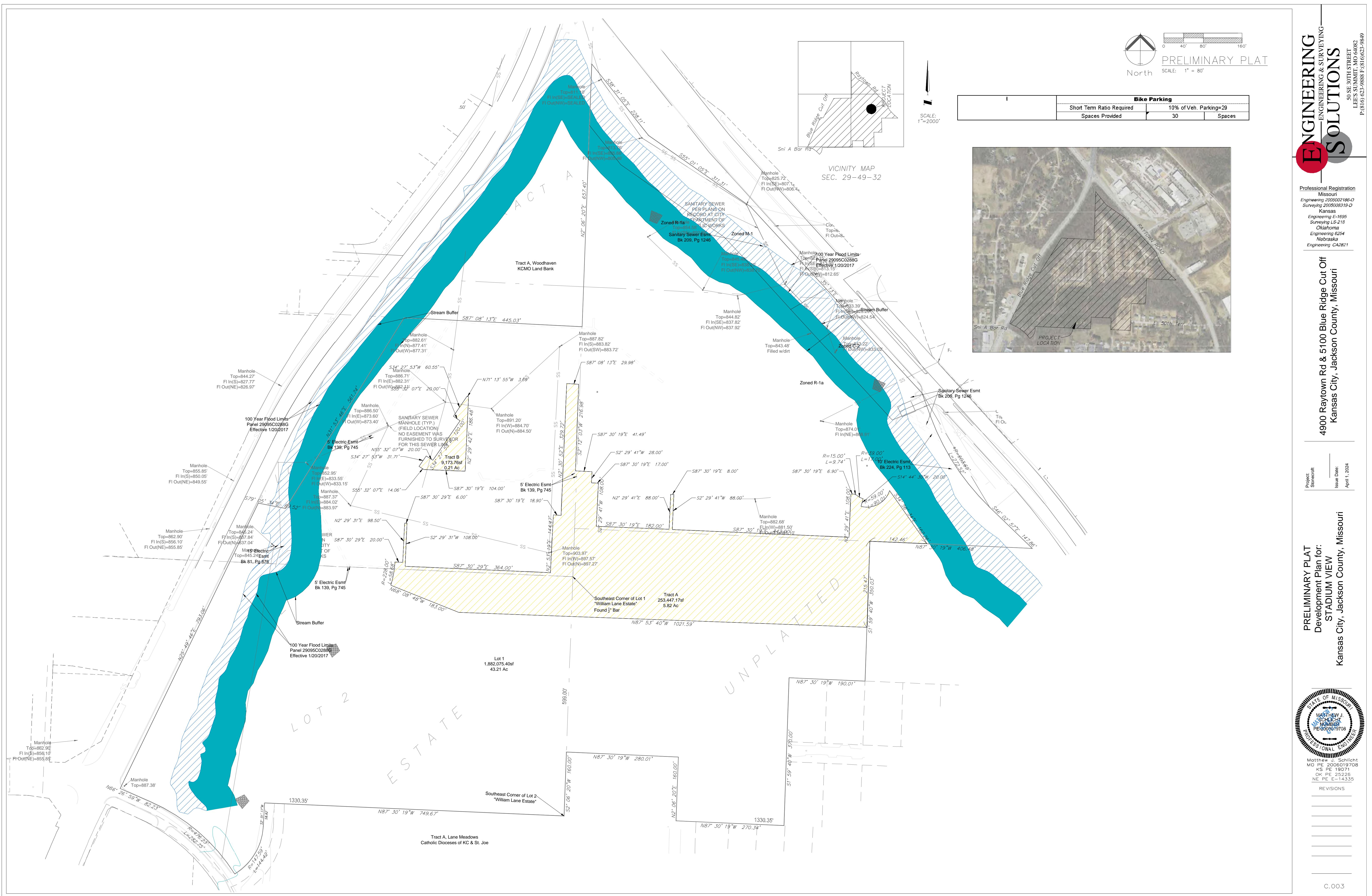
VICINITY MAP  
SEC. 29-49-32

Development Summary Table		
a	Zoning	B3-2, M1-5 and R-7-5 MPD
b	Total Land Area	Existing 49.230 Acres
c	Right-of-Way	Existing 0 Acres Proposed 0 Acres
d	Net Land Area	Existing 49.230 Acres Proposed 2144.241.870 SF
e	Proposed Uses	RESIDENTIAL
f	Structure Height & Number of Floors	FOUR-PLEX Number of floors - stories Height Above Grade - feet DUPLEX Number of floors - stories Height Above Grade - feet SINGLE FAMILY Number of floors 1 stories Height Above Grade 15 feet APARTMENTS Number of floors - stories Height Above Grade - feet
g	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
h	Building Coverage & Floor Area Ratio	Coverage (Total Footprint Area) 187.96 SF FAR (Gross Area/Net Land Area) 0.087 FAR
i	Density	Nets Density (Units/Net Land Area) 3.19 Units per Acre
j	Vehicle Parking	Ratio Required 1 stall per unit Stalls Required 157 Stalls Stalls Provided 350 Stalls
k	Bike Parking	Long Term Ratio Required 10% of Veh. Parking=16 Spaces in Unit Spaces Provided 16 Spaces Short Term Ratio Required 10% of Veh. Parking=16 Spaces Spaces Provided 18 Spaces
l	Timeline	Estimated Start Date FALL 2024 Estimated Completion Date FALL 2025
m	Deviation Requests	NONE







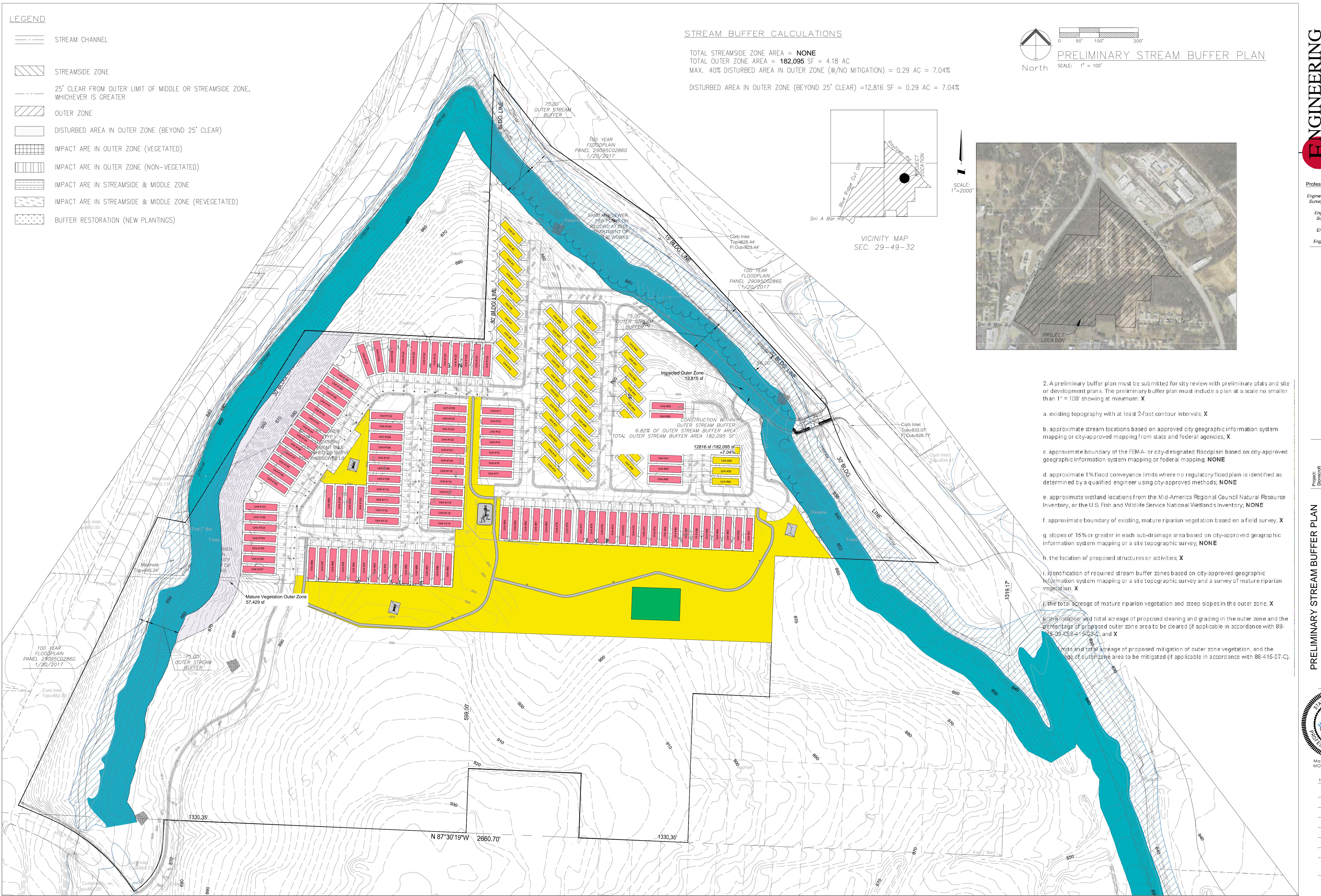




Matthew J. Stonecroft  
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KS PE 19071  
OK PE 25226  
NE PE E-14335

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# ENGINEERING SOLUTIONS

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P:(816) 623-9888 F:(816) 623-9849

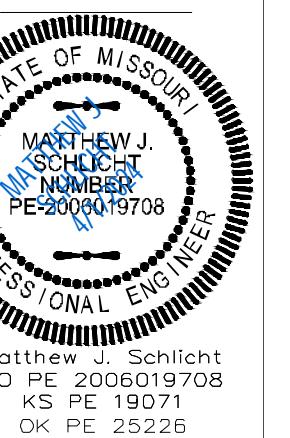
Professional Registration  
Missouri  
Engineering 200502186-D  
Surveying 2008000319-D  
Kansas  
Engineering E-1695  
Surveying 1218  
Oklahoma  
Engineering 6254  
Nebraska  
Engineering CA2821

4900 Raytown Rd & 5100 Blue Ridge Cut Off  
Kansas City, Jackson County, Missouri

Project:  
Stonecroft

Issue Date:  
April 1, 2024

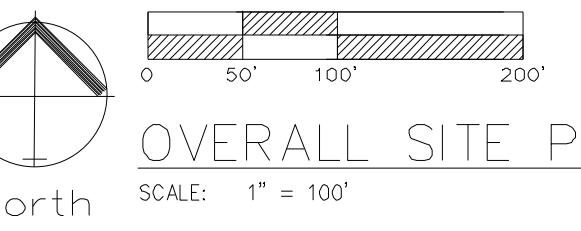
OVERALL SITE PLAN  
Development Plan for:  
STADIUM VIEW  
Kansas City, Jackson County, Missouri



Mattew J. Schlicht  
MO PE 2006019708  
KS PE 19071  
OK PE 25226  
NE E-14335

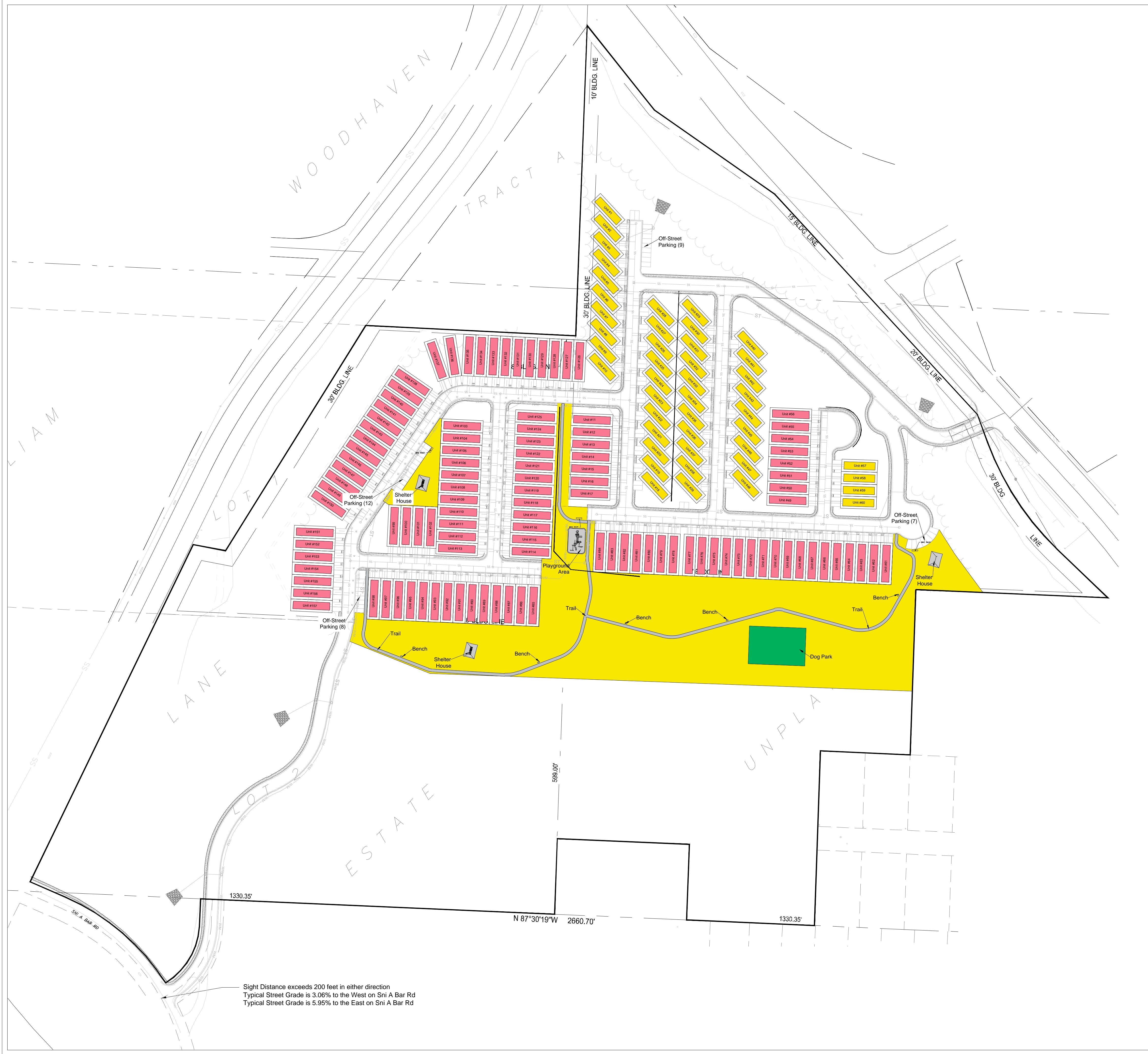
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NOTE:

SPEED BUMPS WILL BE PLACE WITHIN THE DEVELOPMENT. FINAL QUANTITY AND LOCATION TO BE DETERMINED WITH DESIGN.



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Engineering E-1695  
Surveying E-219  
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Engineering 6254  
Nebraska  
Engineering CA2821

Engineering & Surveying

50 SE 30TH STREET

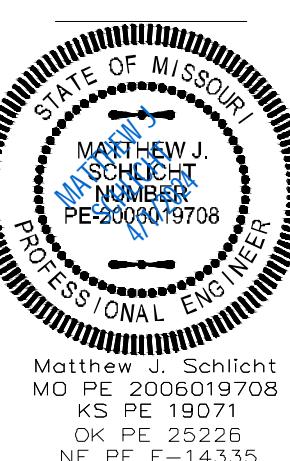
LEE'S SUMMIT, MO 64082

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4900 Raytown Rd & 5100 Blue Ridge Cut Off  
Kansas City, Jackson County, Missouri

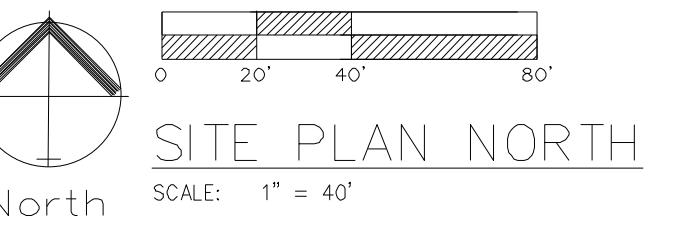
Project:  
Stonecroft  
Issue Date:  
April 1, 2024

SITE PLAN NORTH  
Development Plan for:  
STADIUM VIEW  
Kansas City, Jackson County, Missouri



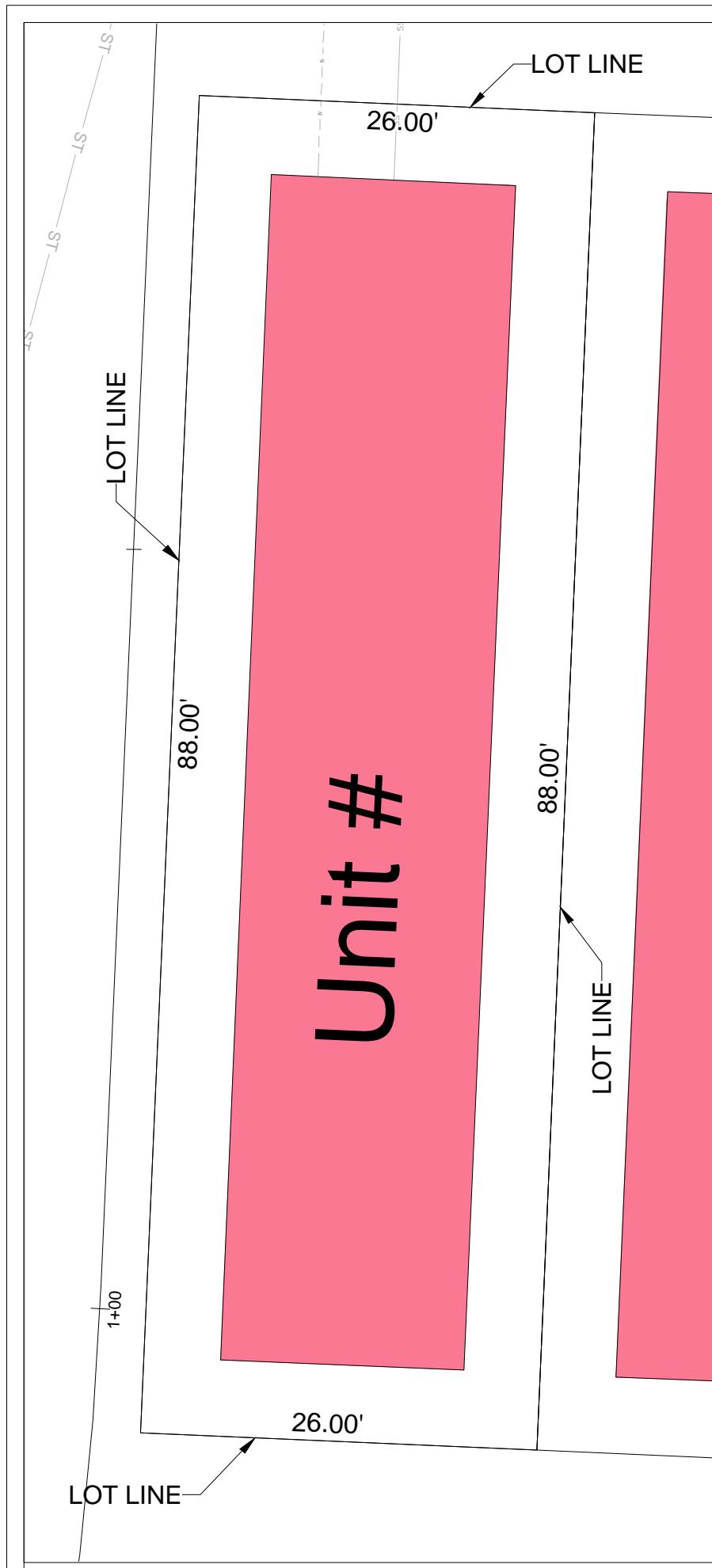
REVISIONS

C.101



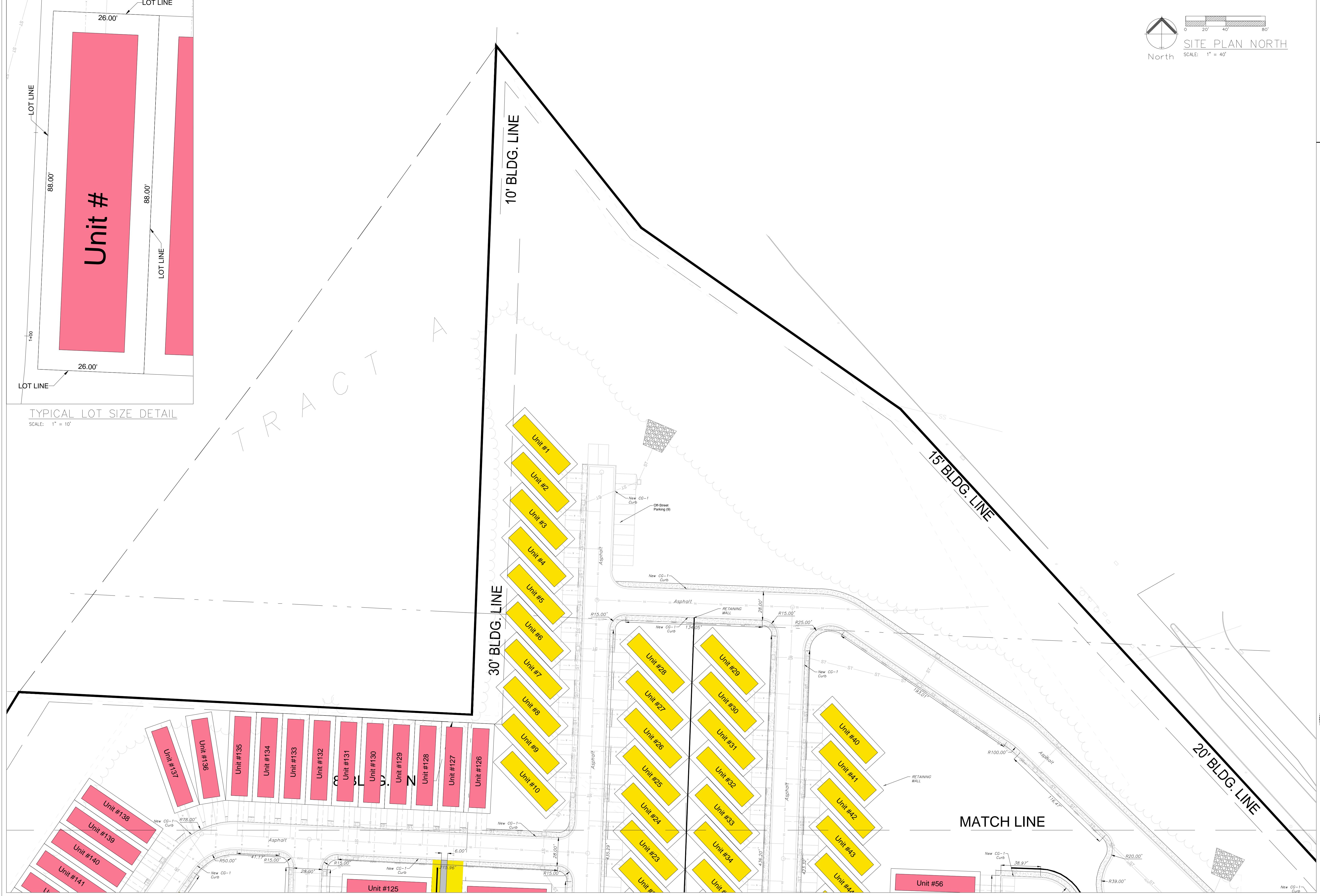
SITE PLAN NORTH

SCALE: 1" = 40'



TYPICAL LOT SIZE DETAIL

SCALE: 1" = 10'



# ENGINEERING SOLUTIONS

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Solutions

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Oklahoma  
Engineering 6254  
Nebraska  
Engineering CA2821

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Project:  
Stonecroft

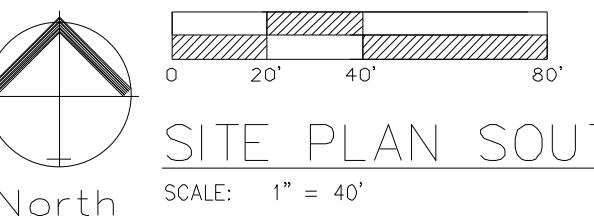
Issue Date:  
April 1, 2024

SITE PLAN SOUTHWEST  
Development Plan for:  
STADIUM VIEW  
Kansas City, Jackson County, Missouri



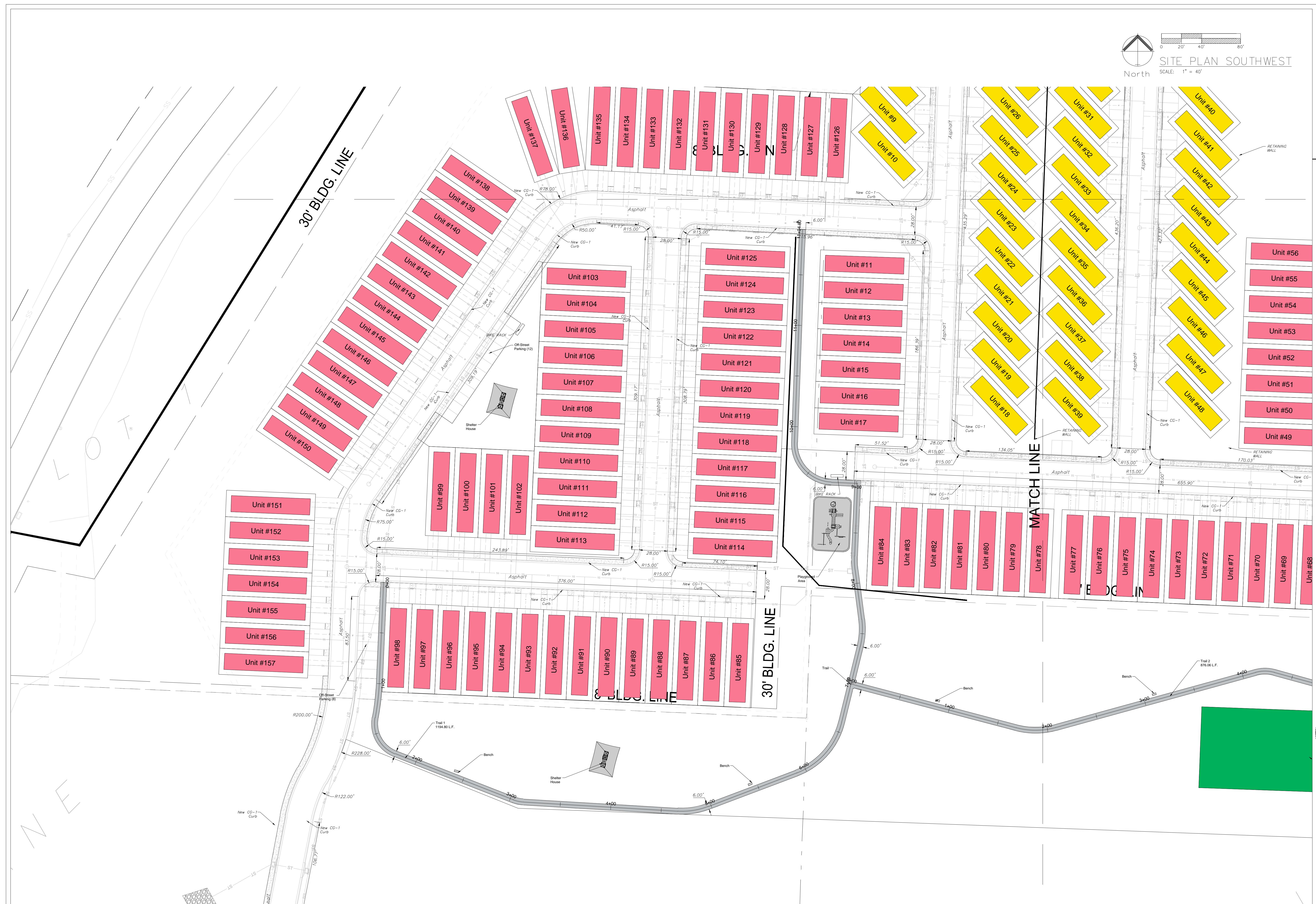
REVISIONS

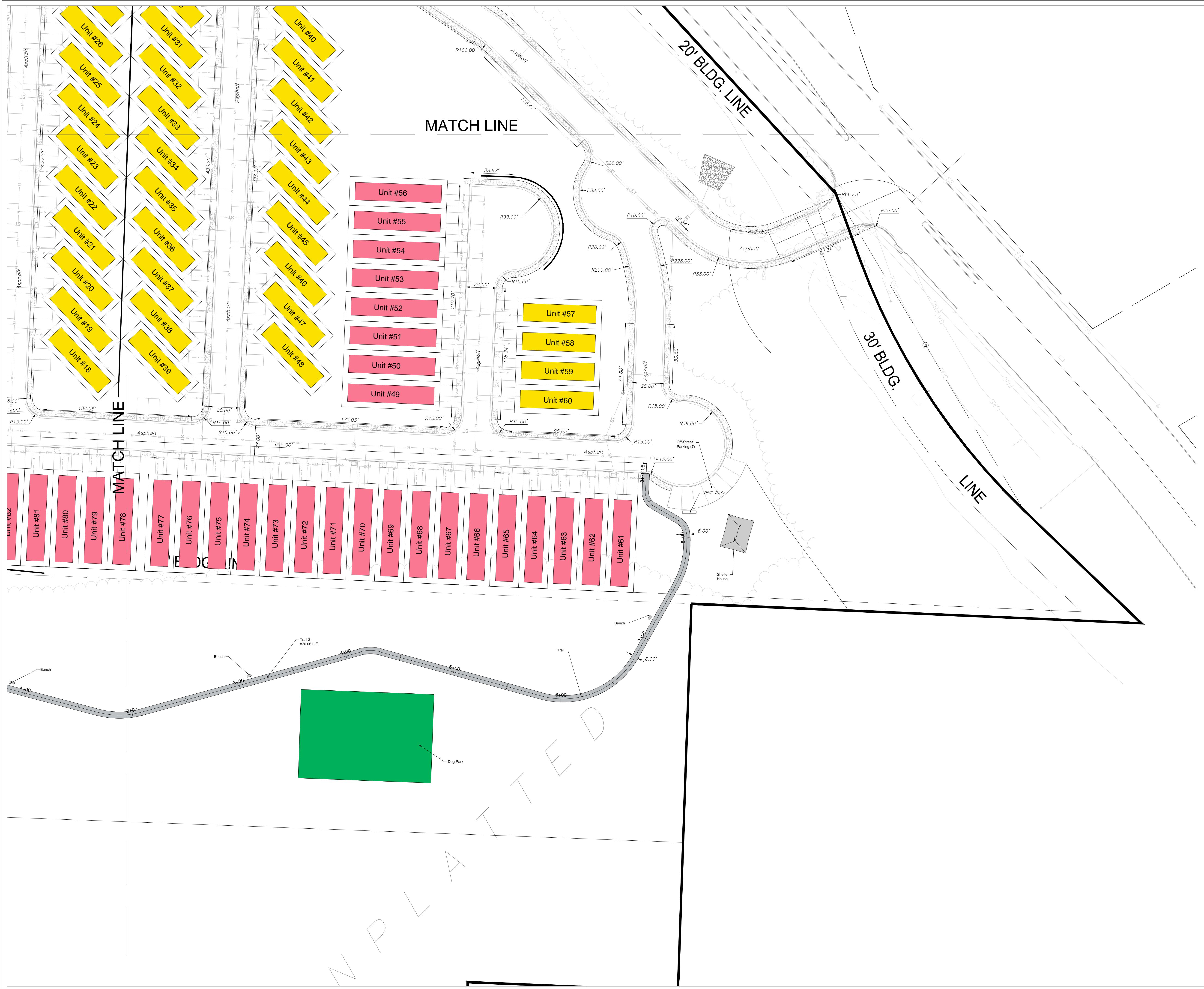
C.102



## SITE PLAN SOUTHWEST

SCALE: 1" = 40'





# ENGINEERING — ENGINEERING & SURVEYING SOLUTIONS



Professional Registration  
Missouri  
*Engineering 2005002186-D*  
*Surveying 2005008319-D*  
Kansas  
*Engineering E-1695*  
*Surveying LS-218*  
Oklahoma  
*Engineering 6254*  
Nebraska  
*Engineering CA2821*

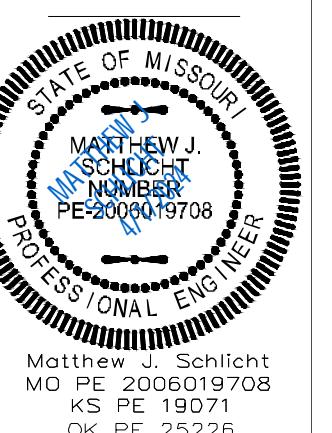
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4900 Raytown Rd & 5100 Blue Ridge Cut Off  
Kansas City, Jackson County, Missouri

# SITE PLAN SOUTHEAST

## Development Plan for: STADIUM VIEW

### Kansas City, Jackson County, Missouri



Matthew J. Schlicht  
MO PE 2006019708  
KS PE 19071  
OK PE 25226  
NE PE E 113256

REVISIONS

REVIEWS

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[View Details](#)

C.103

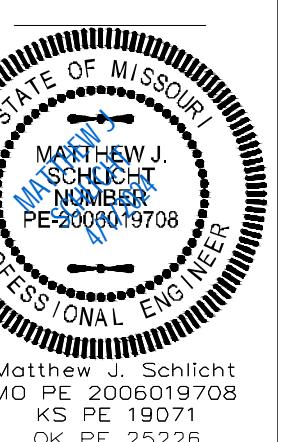
# ENGINEERING SOLUTIONS

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Missouri  
Engineering 200502186-D  
Surveying 2006000319-D  
Kansas  
Engineering E-1695  
Surveying S-218  
Oklahoma  
Engineering 6254  
Nebraska  
Engineering CA2821

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LEE'S SUMMIT, MO 64082  
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4900 Raytown Rd & 5100 Blue Ridge Cut Off  
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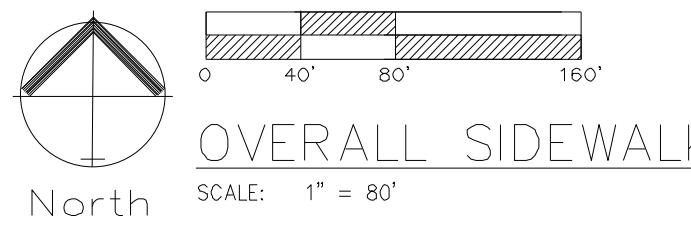
OVERALL SIDEWALK PLAN  
Development Plan for:  
STADIUM VIEW  
Kansas City, Jackson County, Missouri



Matthew J. Schlicht  
MO PE 2006019708  
KS PE 19071  
OK PE 25226  
NE PE E-14335

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C.104



OVERALL SIDEWALK PLAN

SCALE: 1" = 80'

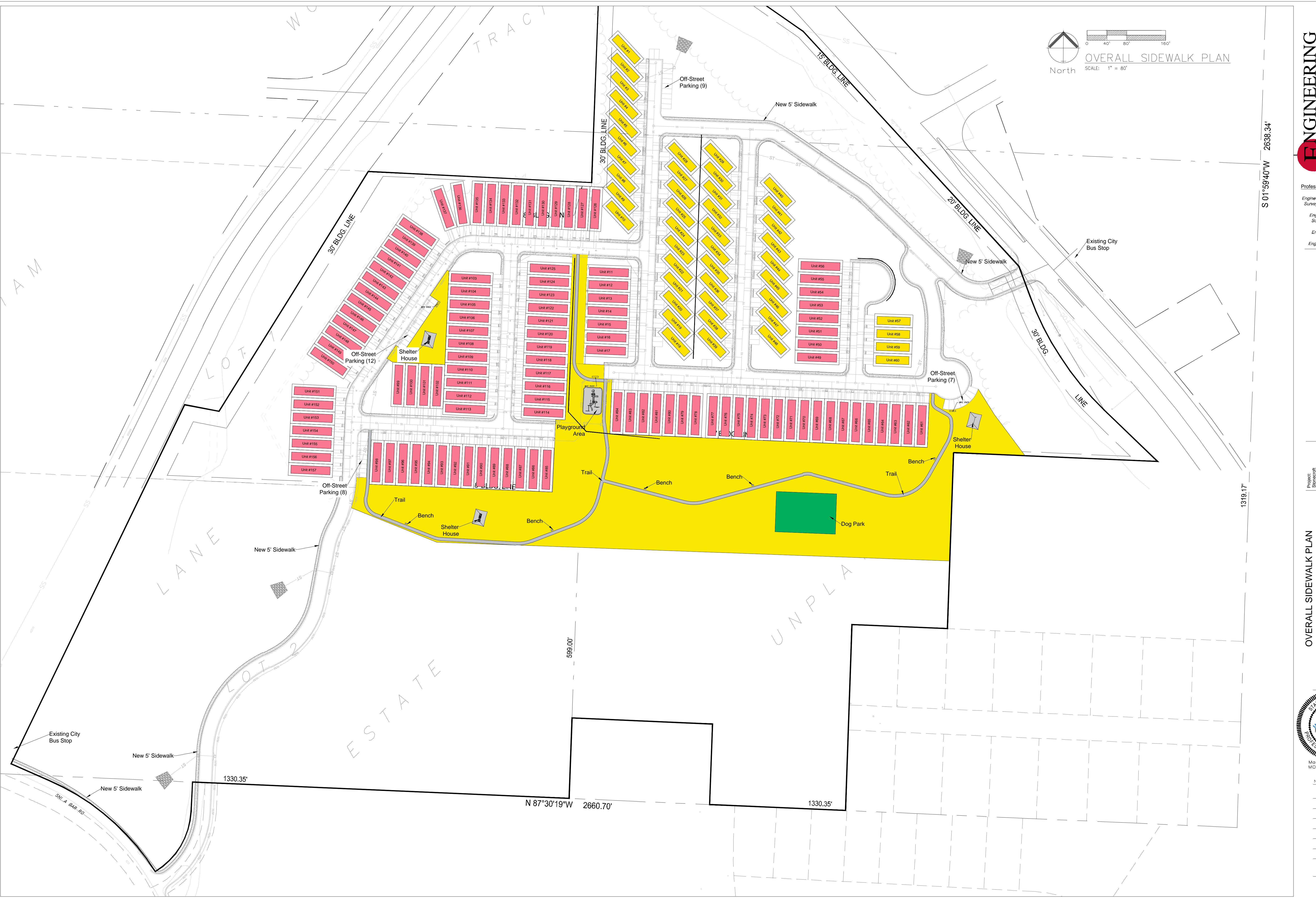
S 01°59'40"W 2638.34'

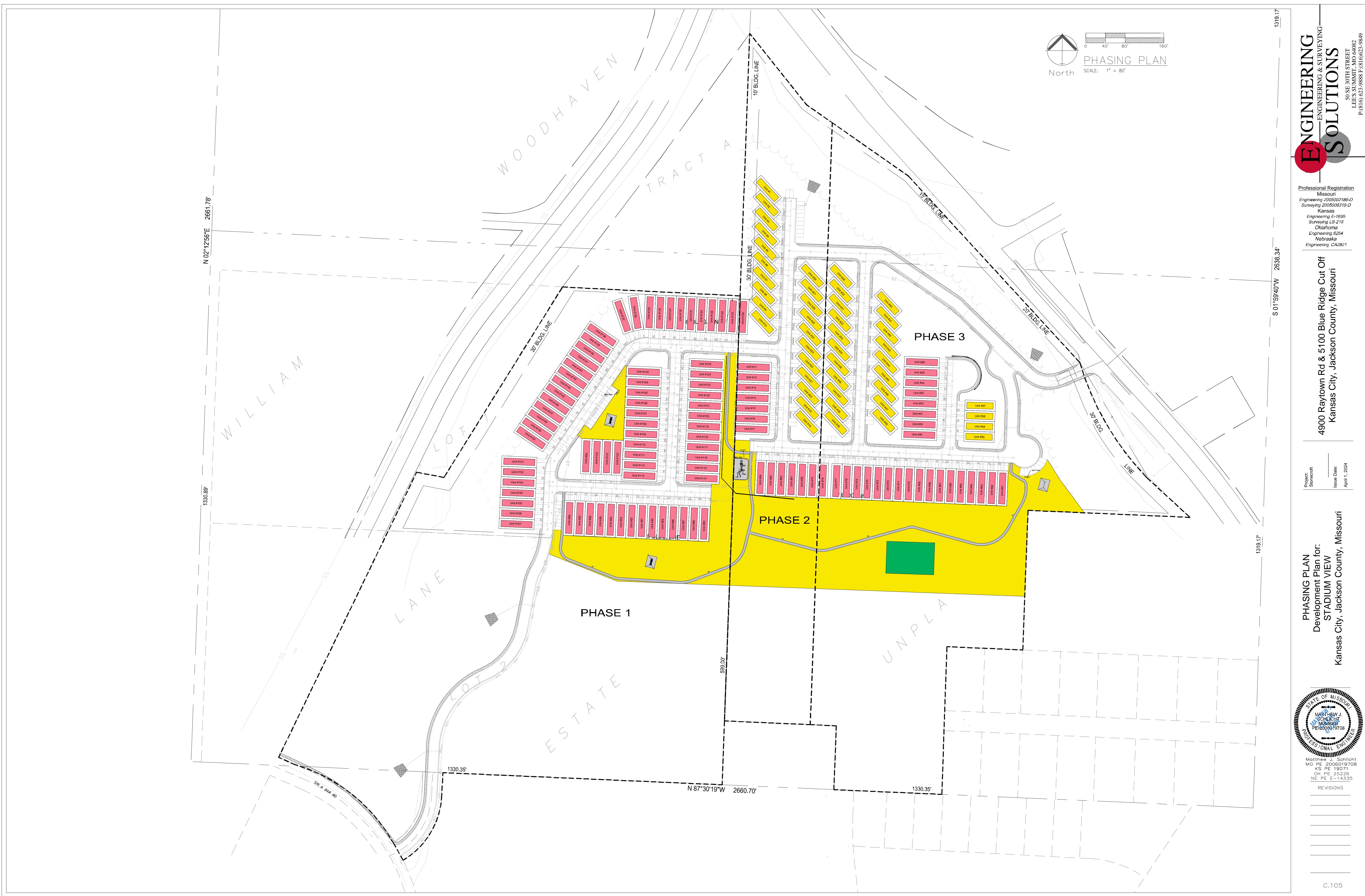
139.17'

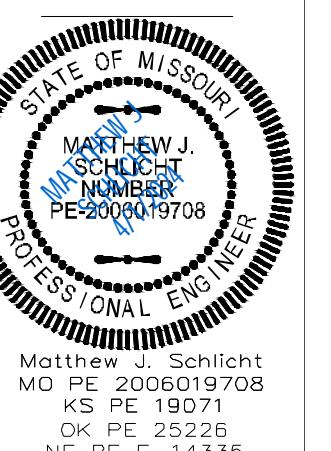
599.00'

N 87°30'19"W 2660.70'

1330.35'



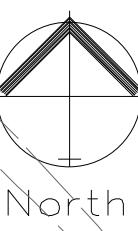




MATHENJ SCHAFFNER  
MO PE 2006019708  
KS PE 19071  
OK PE 25226  
NE PE E-14335  
PE20000019708

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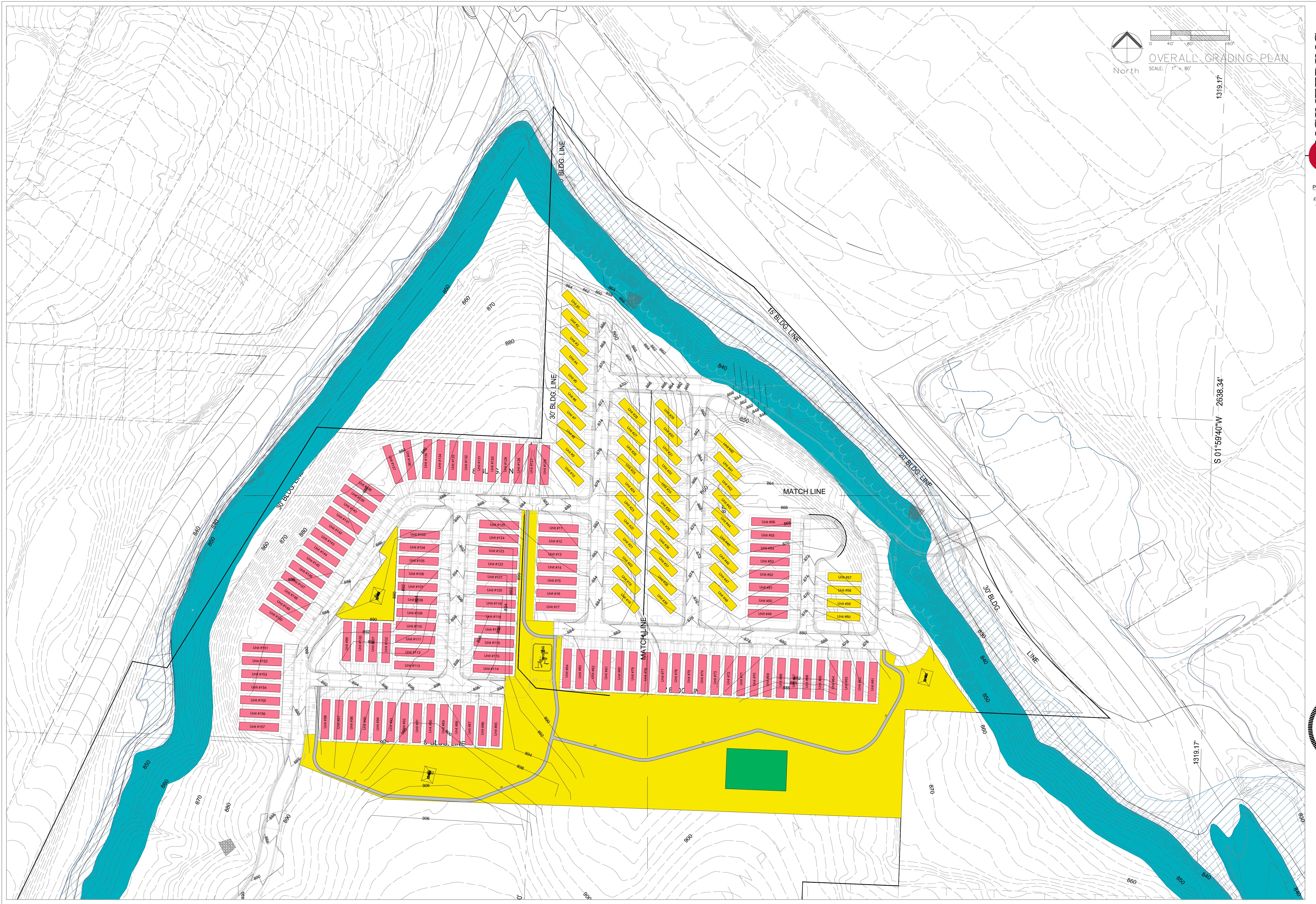
C. 200



0 40° 80° 160°  
North  
OVERALL GRADING PLAN  
SCALE: 1" = 80'

1319.17'

S 01° 59' 40" W 2638.34'



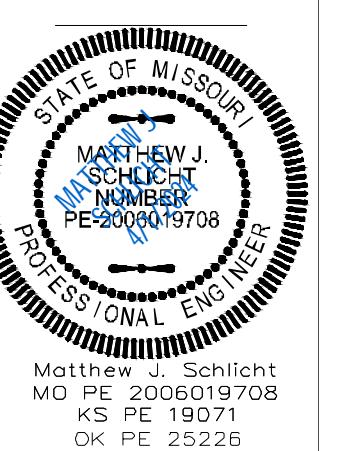


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Surveying S-219  
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Engineering 6254  
Nebraska  
Engineering CA2821

50 SE 30TH STREET  
LEE'S SUMMIT, MO 64082  
P:(816) 623-9888 F:(816) 623-9849

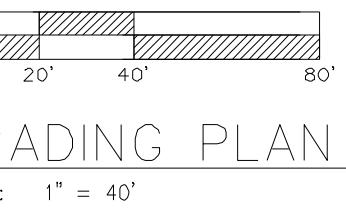
GRADING PLAN SOUTHWEST  
Development Plan for:  
STADIUM VIEW  
Kansas City, Jackson County, Missouri



Matthew J. Schlicht  
MO PE 2006019708  
KS PE 19071  
OK PE 25226  
NE E-14335

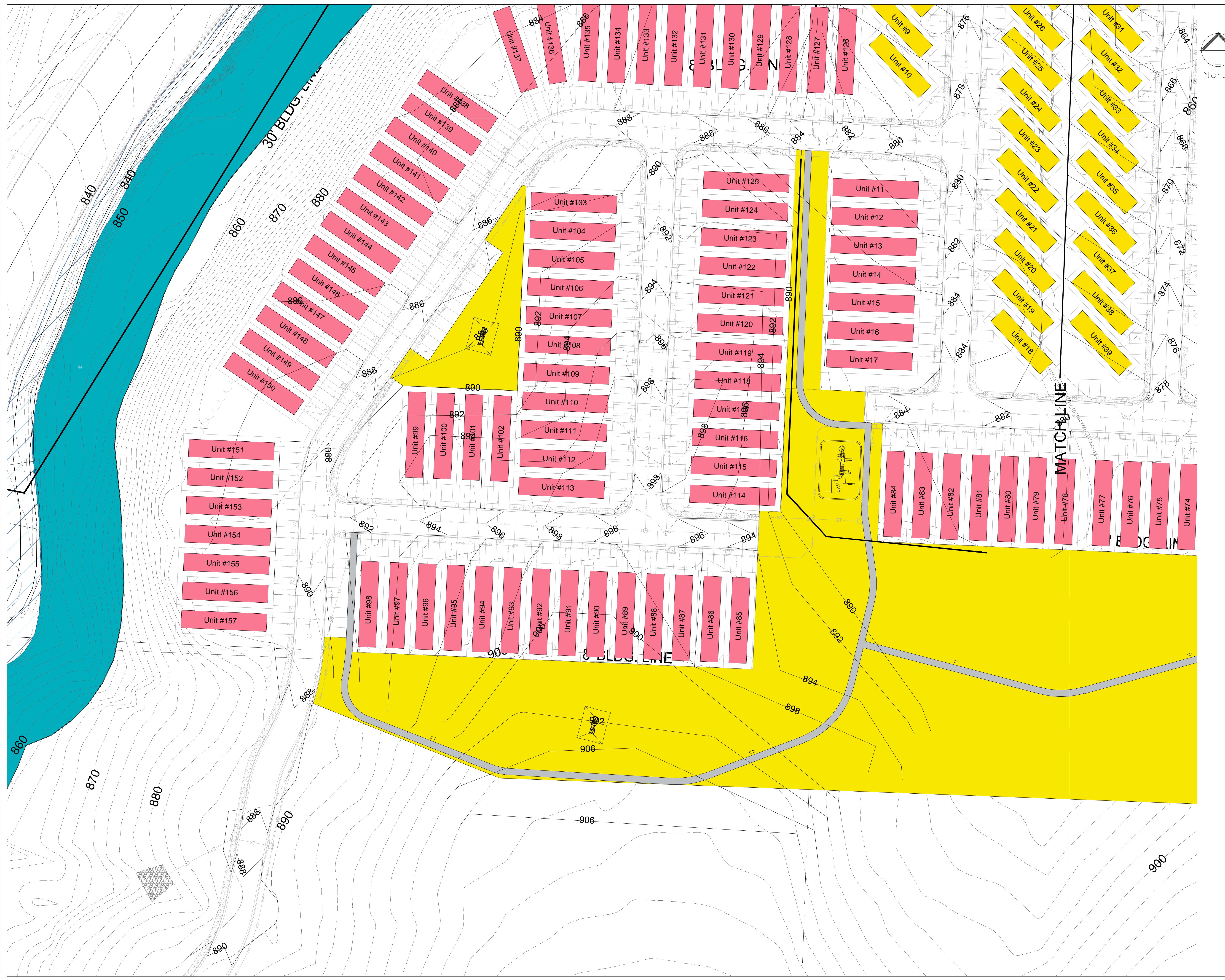
REVISIONS

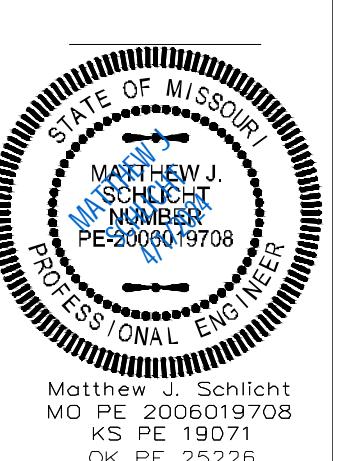
C.202



GRADING PLAN SOUTHWEST

SCALE: 1" = 40'

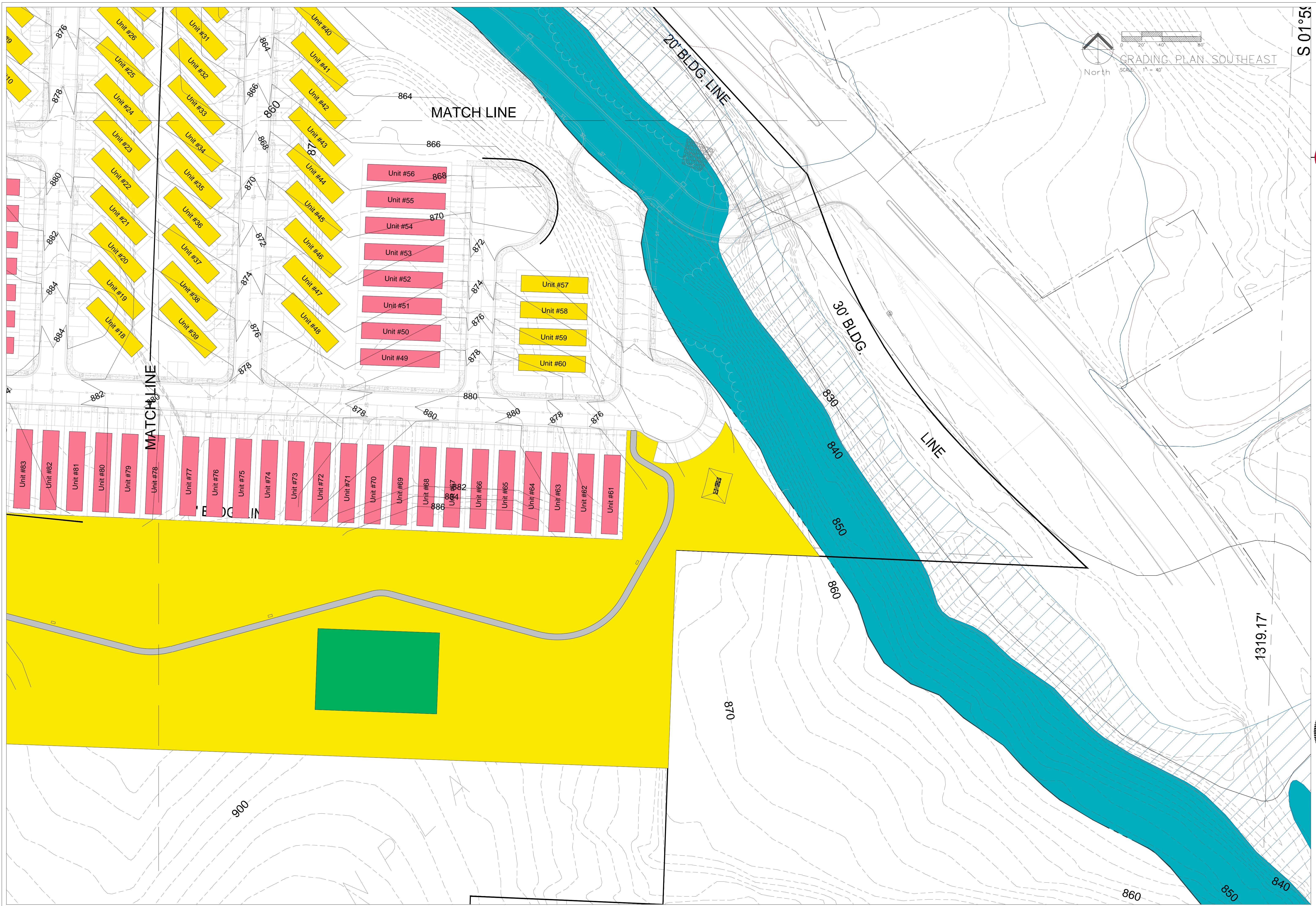




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Mathew J. Schlicht  
MO PE 2006019708  
KS PE 19071  
OK PE 25226  
NE PE E-14335  
PE#2000019708

C. 203



# ENGINEERING SOLUTIONS

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Kansas  
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Surveying #218  
Oklahoma  
Engineering 6124  
Nebraska  
Engineering CA2821

4900 Raytown Rd & 5100 Blue Ridge Cut Off  
Kansas City, Jackson County, Missouri

Project:  
Stonecroft  
Issue Date:  
April 1, 2024

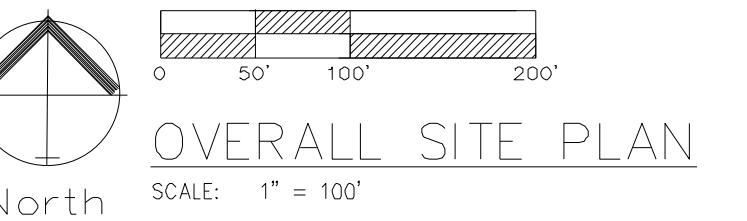
SECTION ELEVATION  
Development Plan for:  
STADIUM VIEW  
Kansas City, Jackson County, Missouri



Matthew J. Schlicht  
MO PE 2006019708  
KS PE 19071  
OK PE 25226  
NE PE E-14335

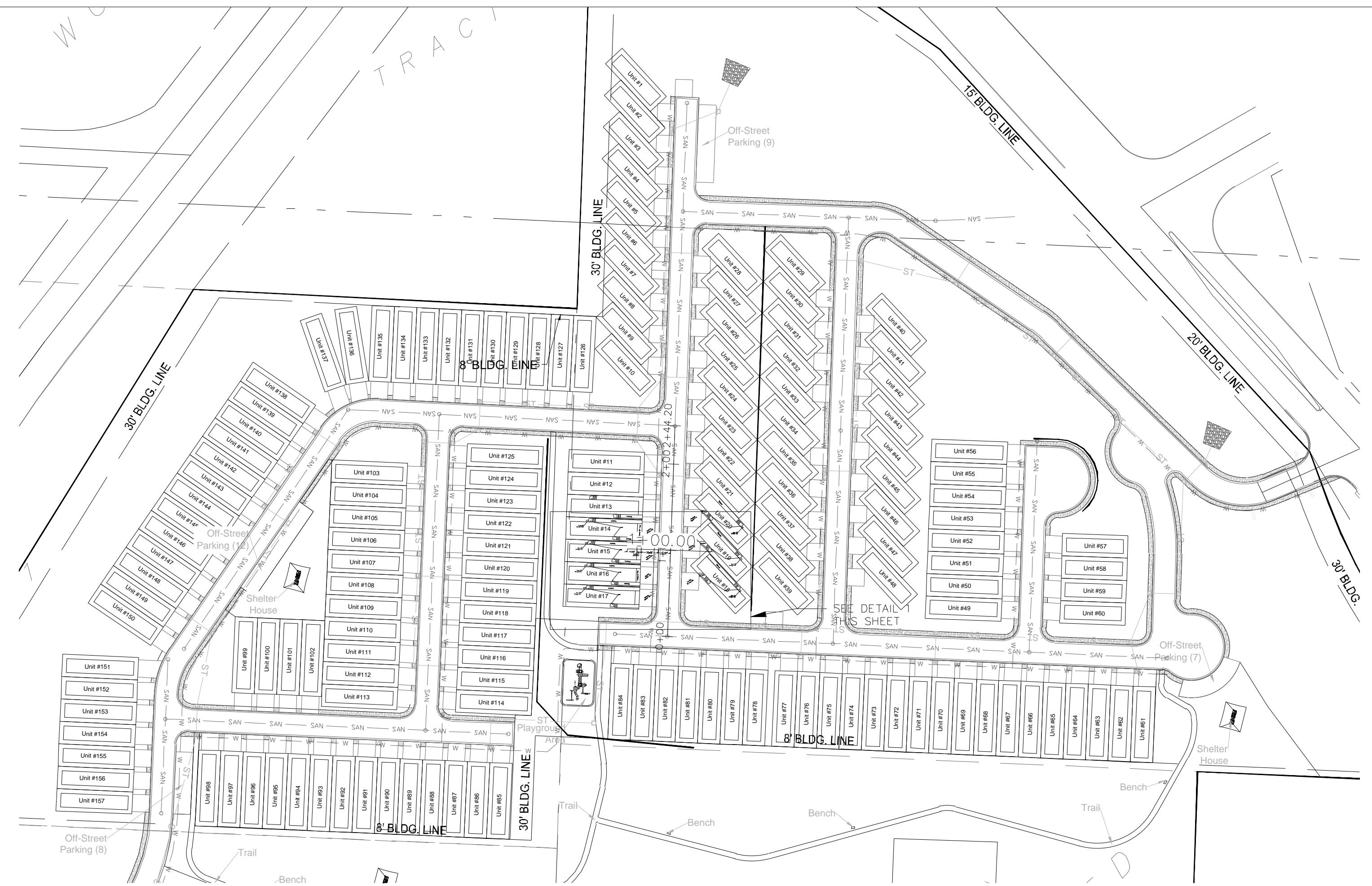
REVISIONS

C.260

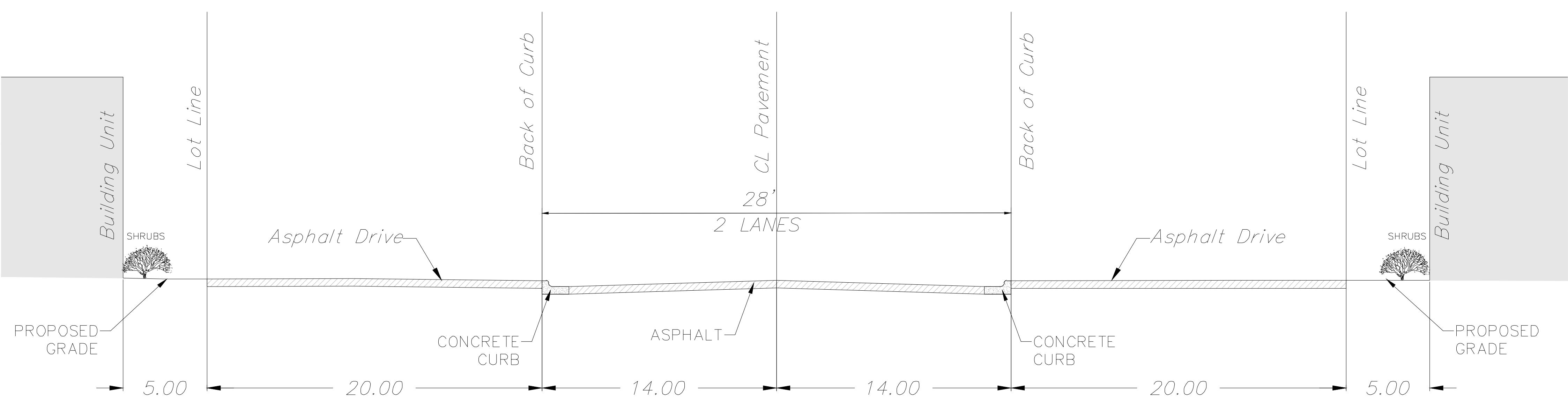
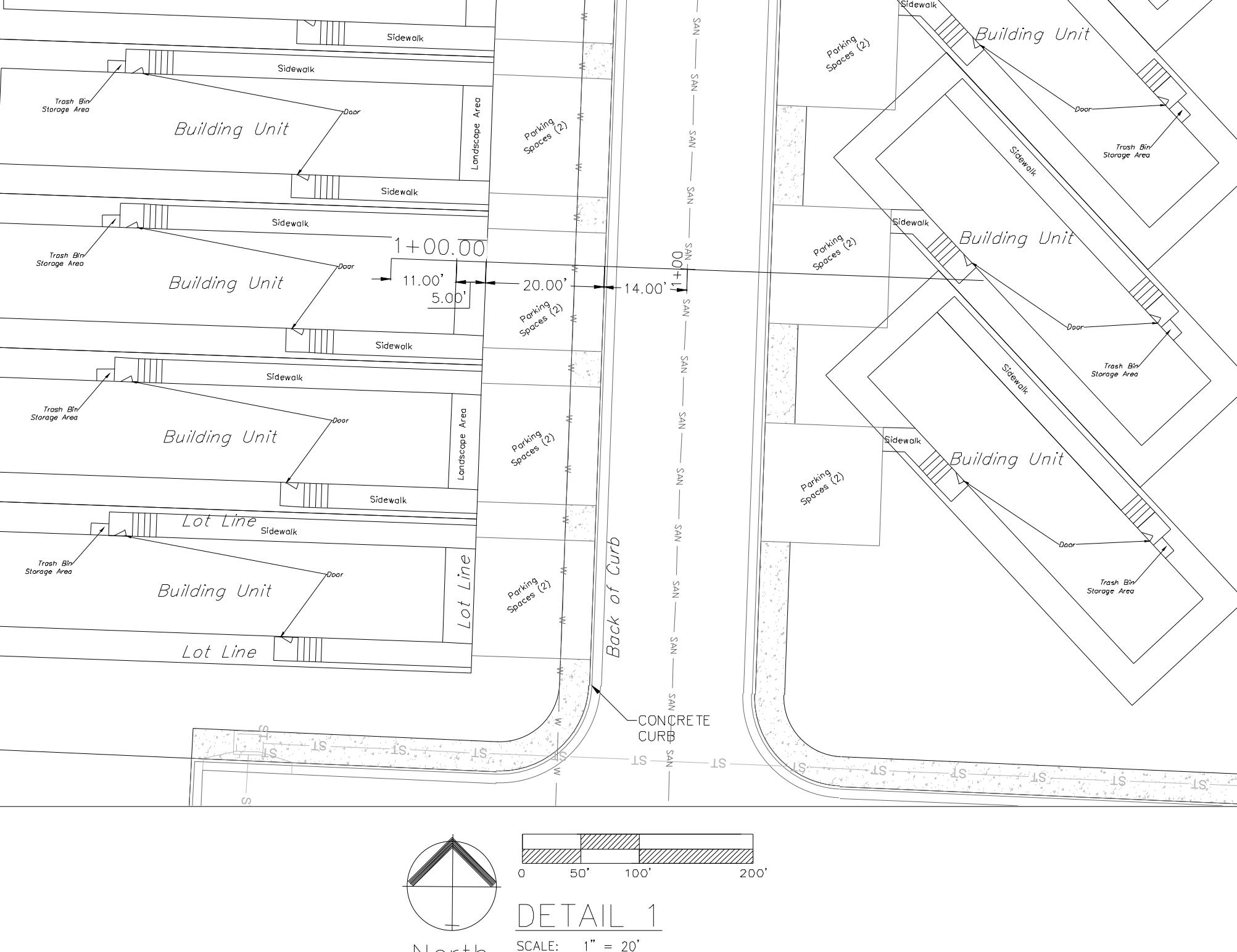


North

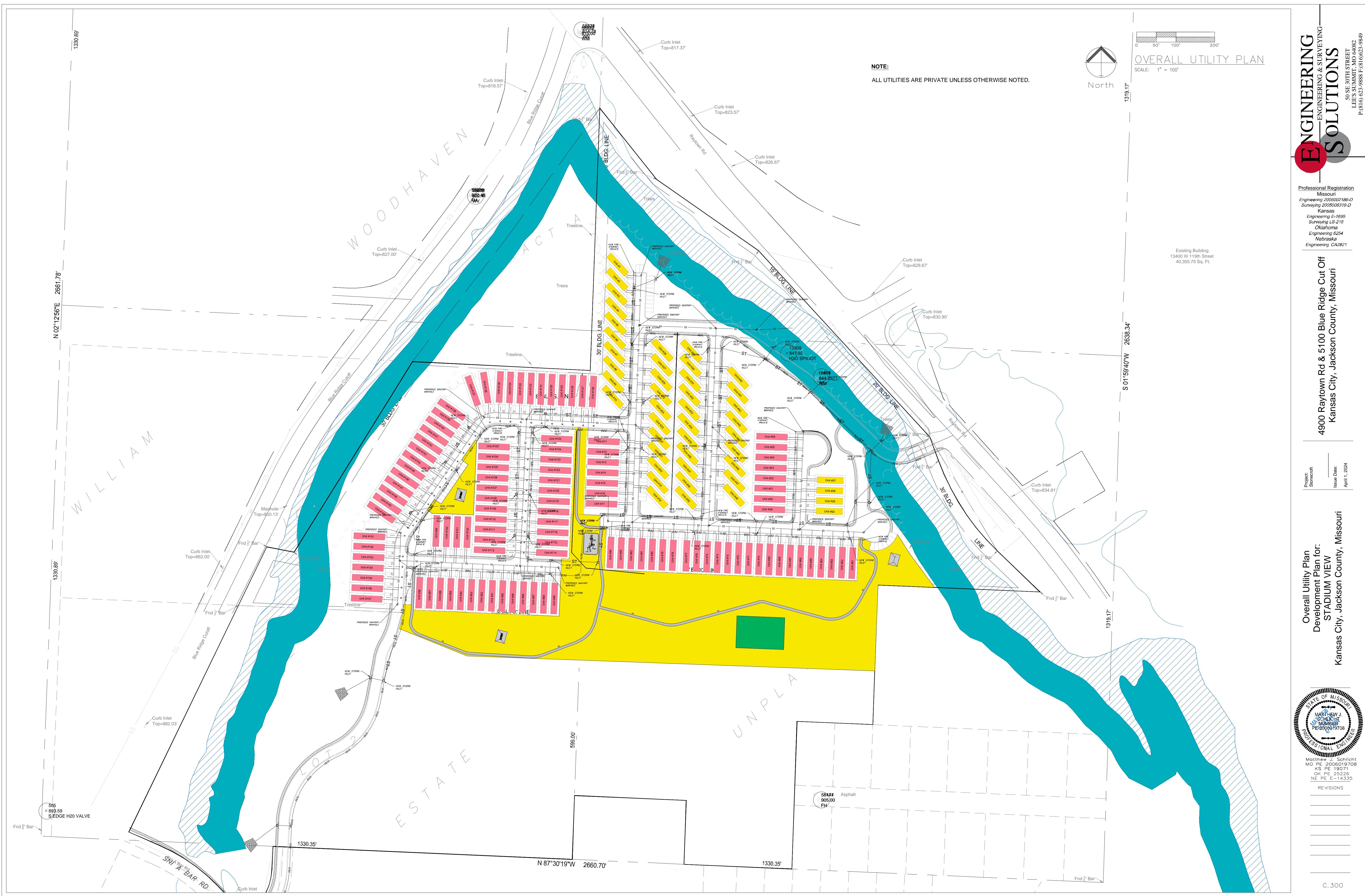
SCALE: 1" = 100'

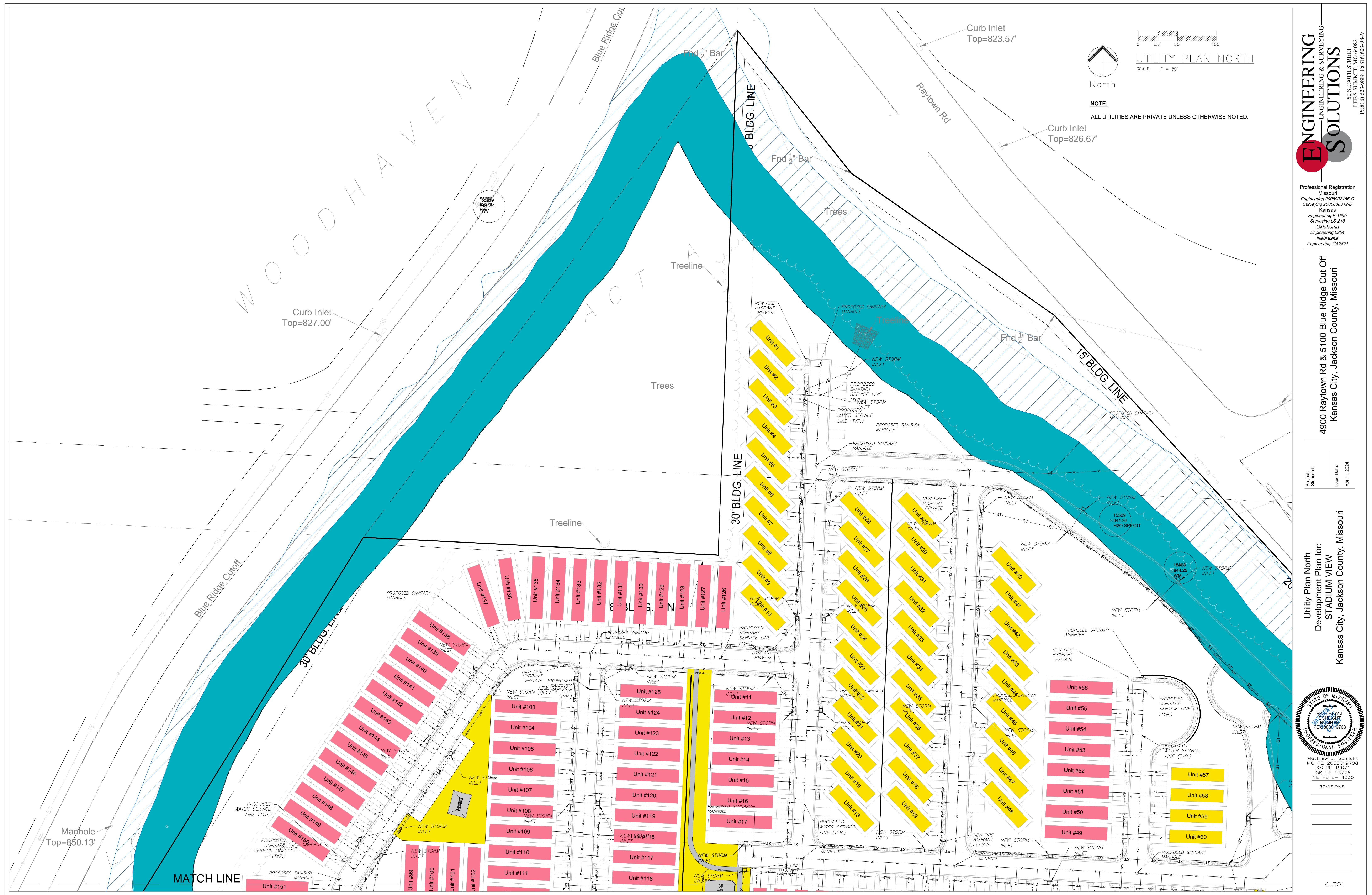


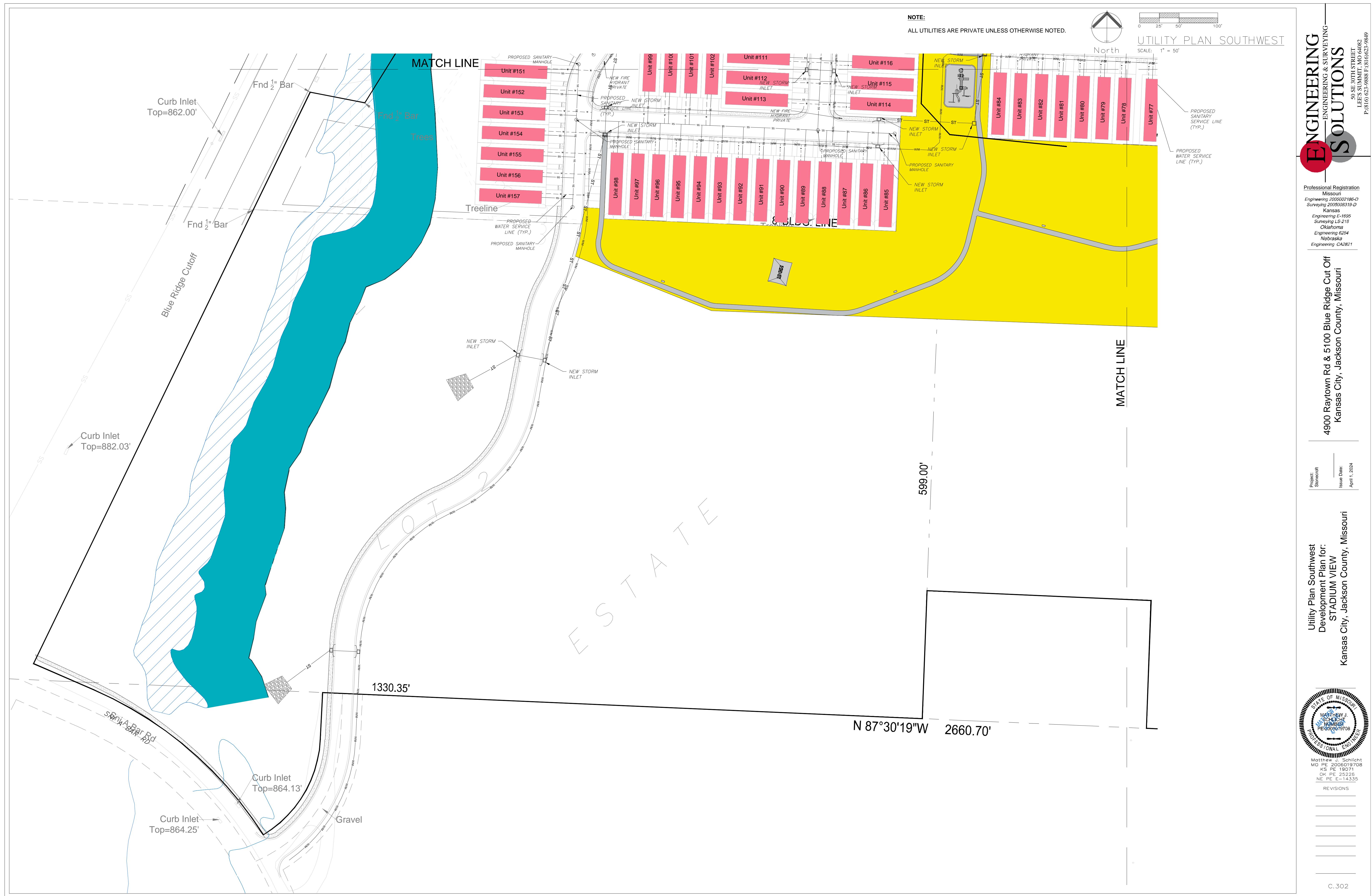
DETAIL 1  
North  
SCALE: 1" = 20'

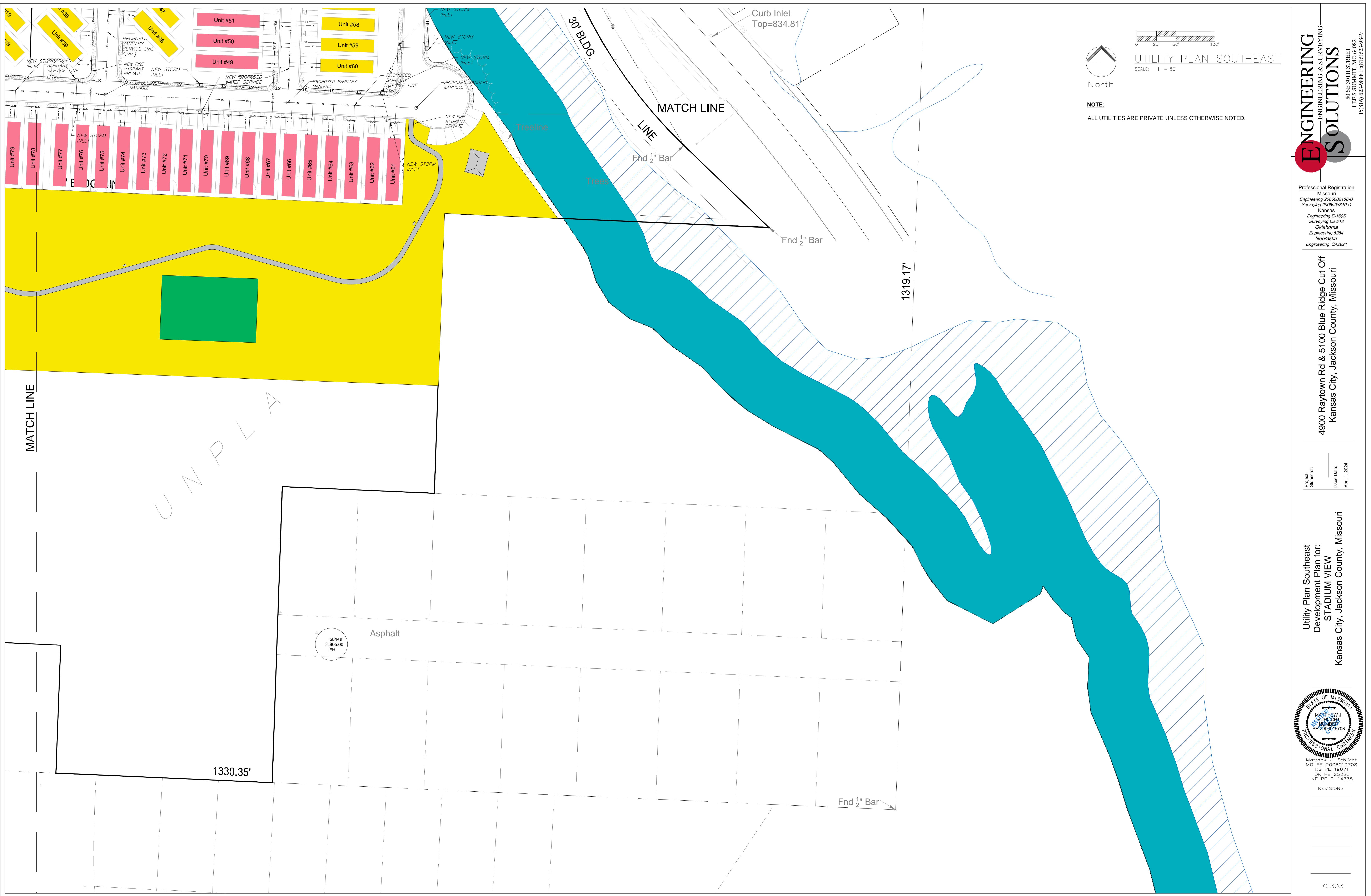


SECTION ELEVATION  
SCALE: 1" = 10'





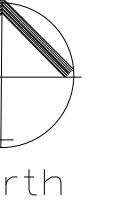




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LANDSCAPE PLAN  
SCALE: 1" = 30'

LANDSCAPE REQUIREMENTS  
PER 88-425 OF THE CITY OF KANSAS CITY, MISSOURI ZONING AND DEVELOPMENT CODE:  
STREET TREES (88-425-03)

A. At least one street tree is required for each 30 feet of street frontage  
LOCATION REQUIREMENT PROVIDED  
Blue Ridge Cut Off 1,400 Feet 47 Trees Required Existing Tree Mass  
Raytown Road 1,600 Feet 54 Trees Required Existing Tree Mass

88-425-05 Perimeter Landscaping of Vehicular Use Areas  
B. 1 Tree per 30 feet of parking and a continuous 3' high screening

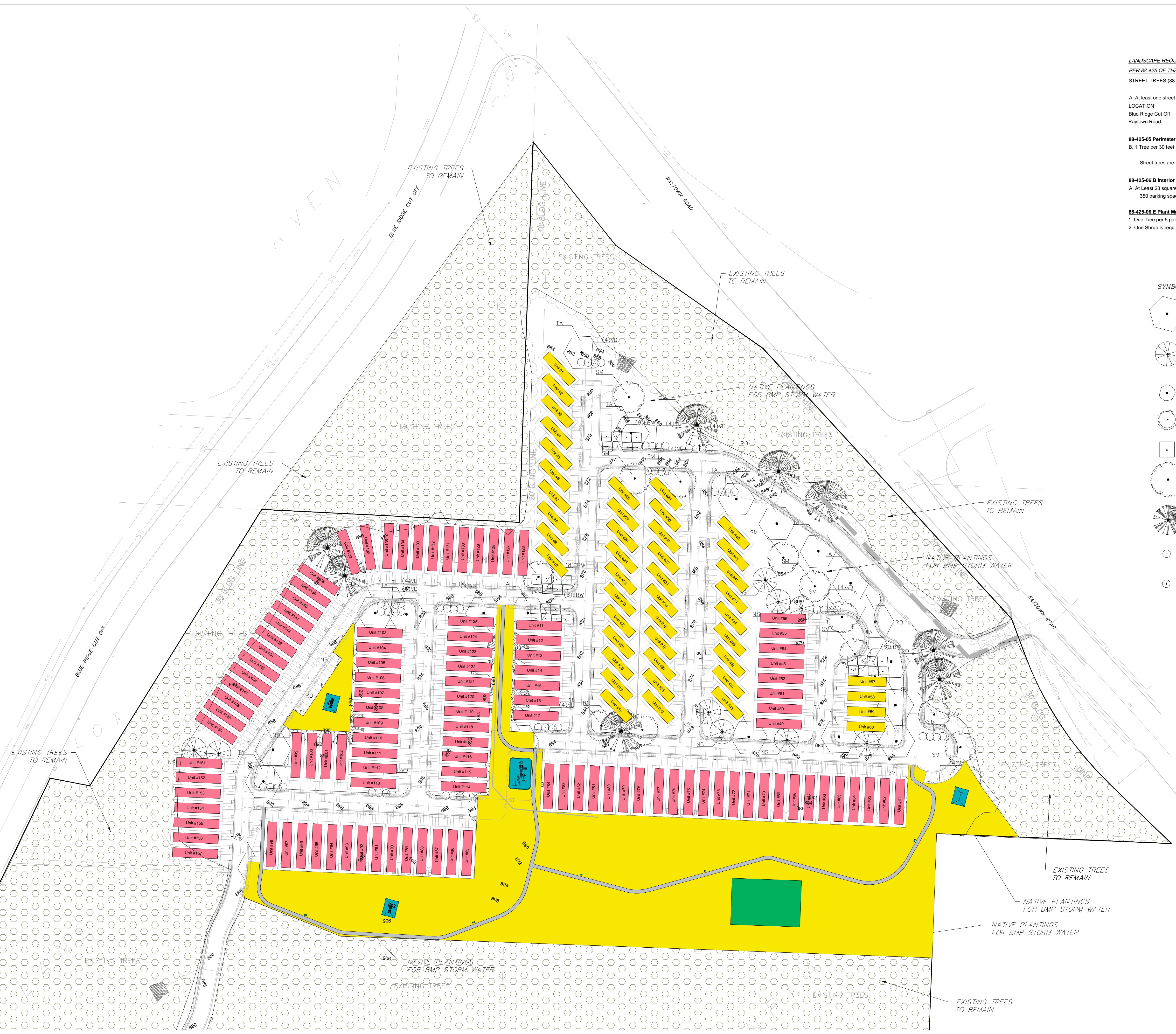
Street trees are used to meet the tree requirement and a solid line of evergreen shrubs will provide the 3' high screening (Requirement Met)

88-425-06.B Interior Landscaping of Parking Lots  
A. At Least 28 square feet of interior landscape area is required per parking space  
350 parking spaces 9,800 sq. ft required (Requirement Met)

88-425-06.E Plant Materials  
1. One Tree per 5 parking spaces 350 parking spaces 70 Trees Required 70 Trees Provided  
2. One Shrub is required per parking space 350 parking spaces 350 Shrubs Required 350 Shrubs Provided

## PLANTING GUIDE

SYMBOL	QUANT.	KEY	NAME	SIZE
●	20	TA	AMERICAN BASSWOOD LINDEN <i>TILIA AMERICANA</i>	3" CAL
○	15	NS	NORWAY SPRUCE <i>PICEA ABIES</i>	6' HT.
○	95	RB	OKLAHOMA REDBUD <i>CERCIS RENIFORMIS "OKLAHOMA"</i>	3" CAL
○	--	JCH	HOLBERT CHINESE JUNIPER <i>JUNIPERUS CHINENSIS 'HOLBERT'</i>	#3 POT
□	40	EBW	DWARF ENGLISH BOXWOOD <i>BUXUS SEMPERVIRENS "SUFFRUTICOSA"</i>	#3 POT
○	15	SM	CADDY SUGAR MAPLE <i>ACER SACCHARUM 'AUTUMN SPLendor'</i>	3" CAL
○	11	RO	RED OAK <i>QUERCUS RUBRA</i>	3" CAL
○	60	VD	VIBURNUM DENTATUM 'BLUE MUFFIN' BLUE MUFFIN VIBURNUM	
○	--	PO	PHYSOCARPUS OPULIFOLIS 'DIABLO' DIABLO NINEBARK	



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Kansas  
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Surveying 219  
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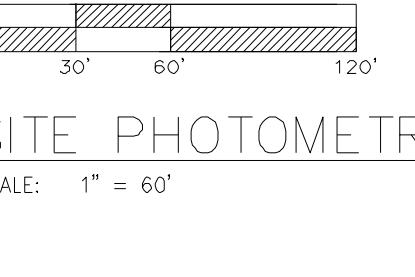
4900 Raytown Rd & 5100 Blue Ridge Cut Off  
Kansas City, Jackson County, Missouri

Project:  
Stonecroft  
Issue Date:  
April 1, 2024  
Site Photometric  
Development Plan for:  
STADIUM VIEW  
Kansas City, Jackson County, Missouri



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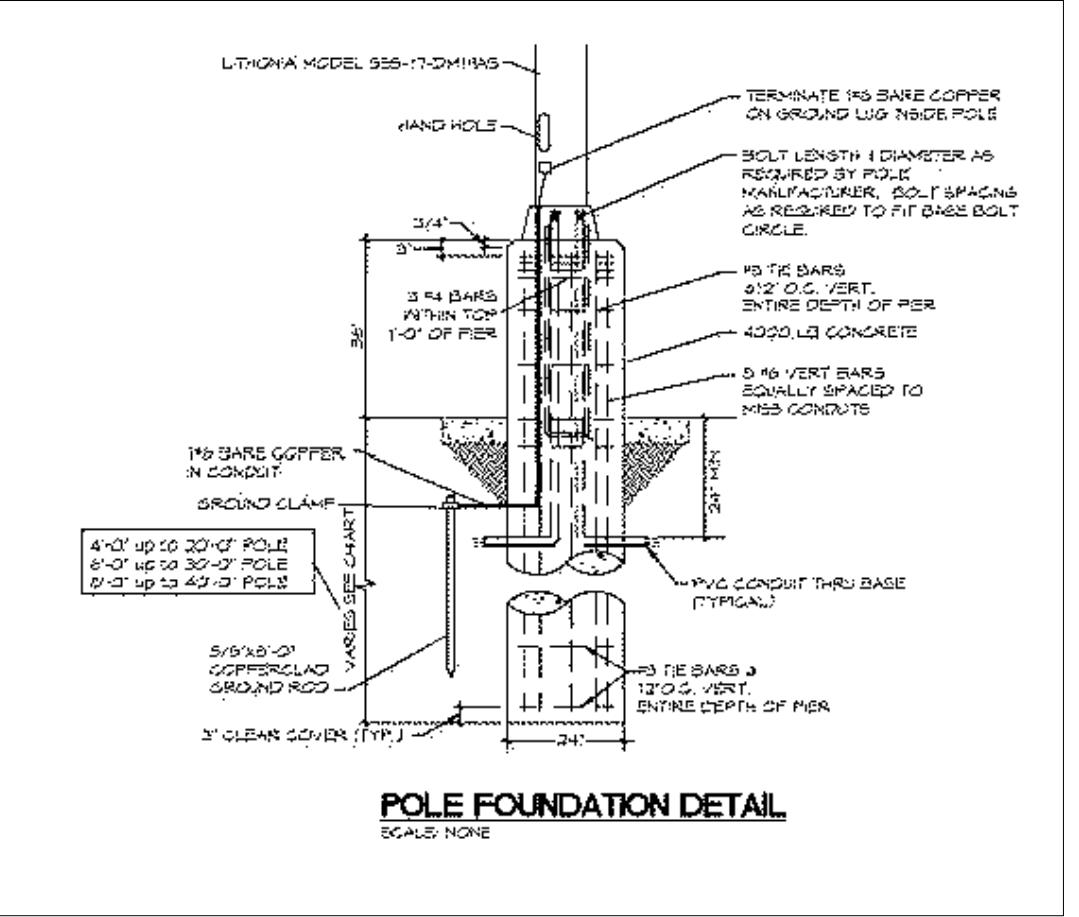
SP.100



SITE PHOTOMETRIC PLAN

SCALE: 1" = 60'

North

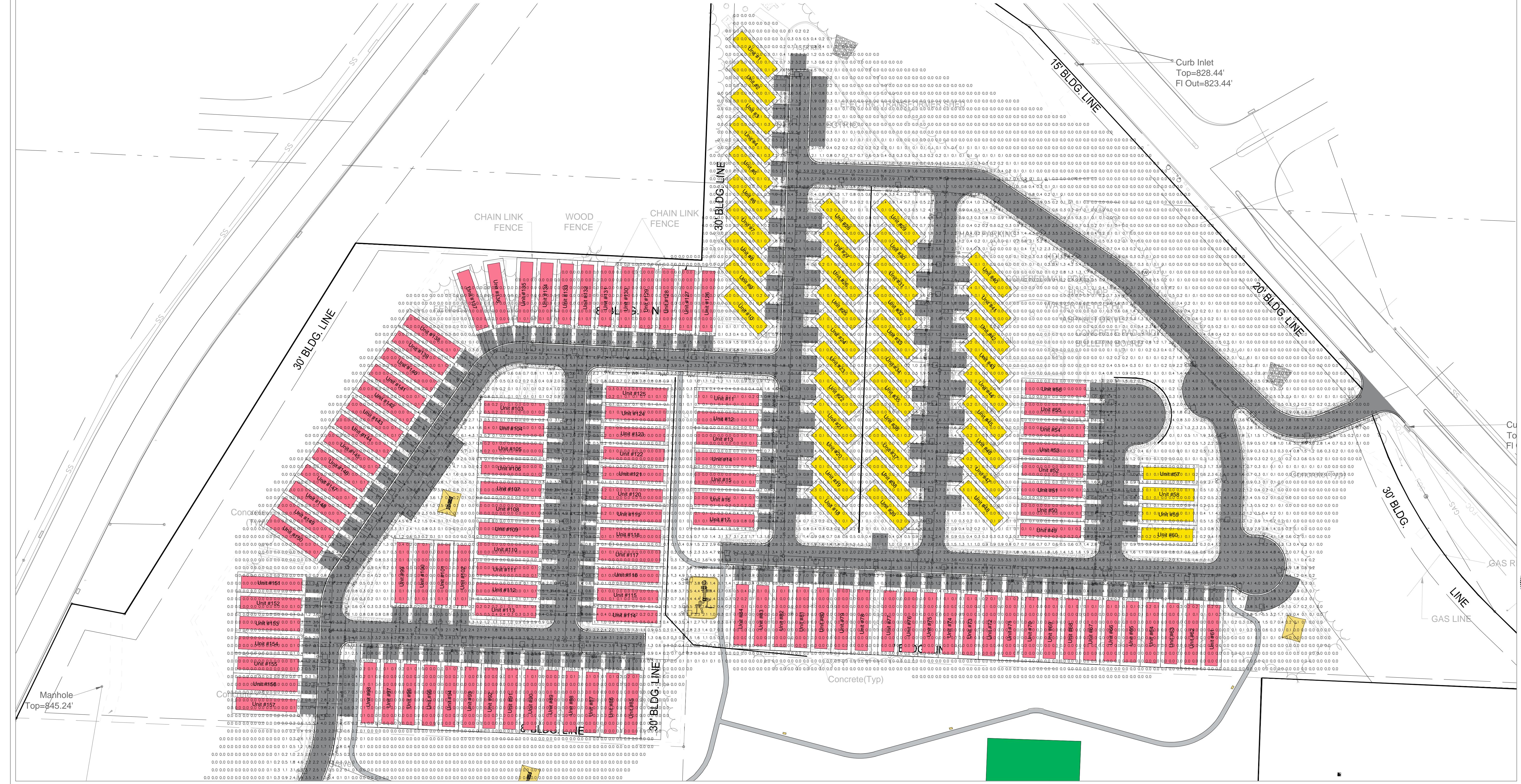


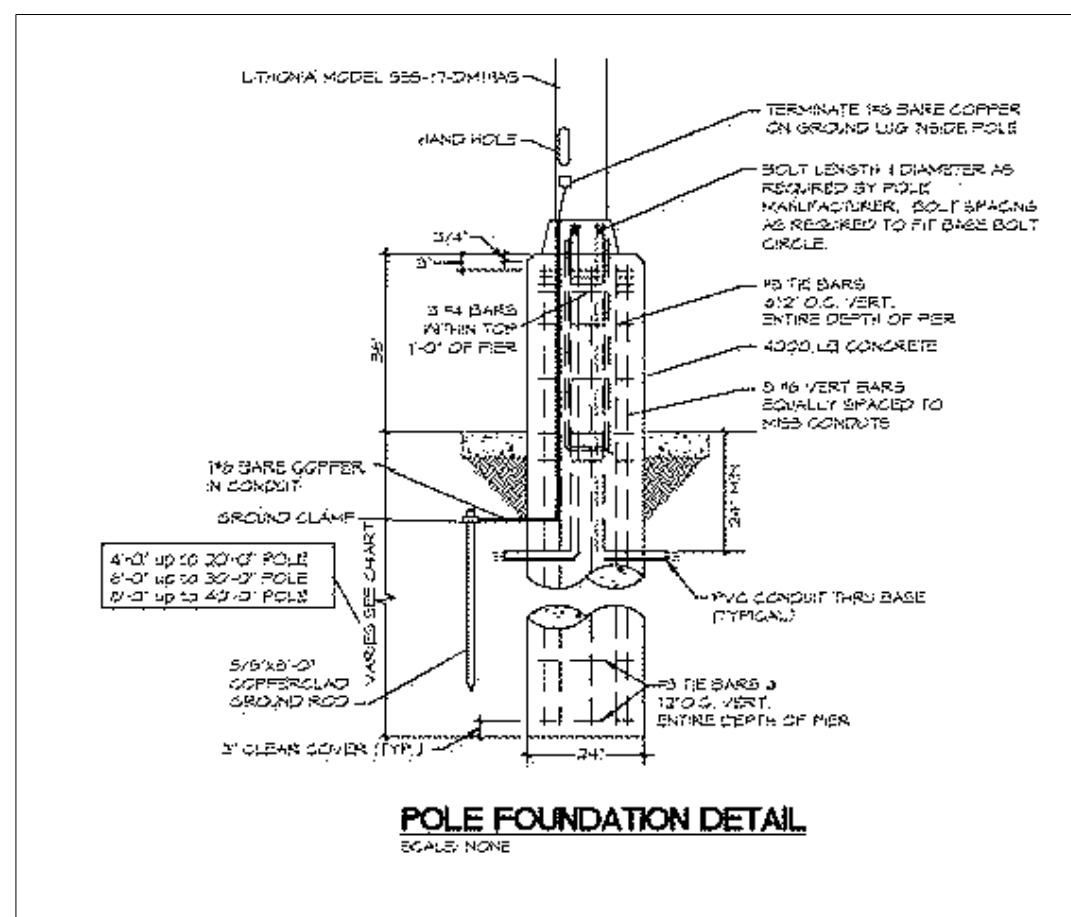
Light Fixture Schedule

Manufacturer & Catalog Number	Volts Watts	Light Source	Description	Equivalent Manufacturers
Lithonia RSX1-LED-P2=40K-R3-SPA	120/208 V 73W	LED 9843 LUM 4000K	17'-0" Pole Light Mounted on 3'-0" Pole Base With Type III Optics. Reference Pole Base Detail on this Sheet.	Hubbell Lithonia or Equal

Statistical Area Summary

Avg FC	Max FC	Min FC	Max / Min	Avg / Min
1.9	7.3	0.4	18.3	4.8





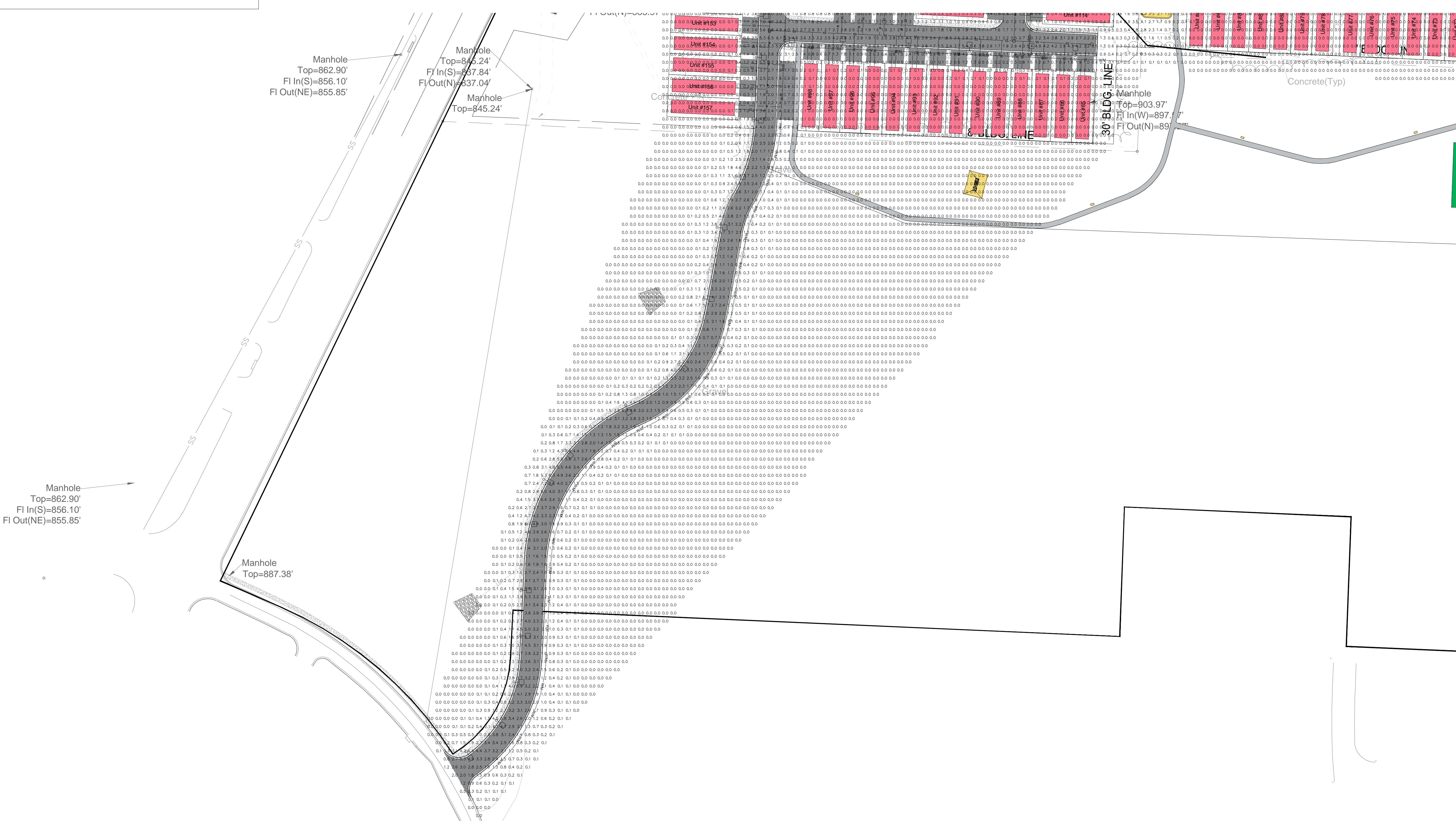
**POLE FOUNDATION DETAIL**

**Light Fixture Schedule**

Manufacturer & Catalog Number	Volts Watts	Light Source	Description	Equivalent Manufacturers
Lithonia RSX1-LED-P2=40K-R3-SPA	120/208 V 73W	LED 9843 LUM 4000K	17'-0" Pole Light Mounted on 3'-0" Pole Base With Type III Optics. Reference Pole Base Detail on this Sheet.	Hubbell Lithonia or Equal

**Statistical Area Summary**

Avg FC	Max FC	Min FC	Max / Min	Avg / Min
1.9	7.3	0.4	18.3	4.8



**ENGINEERING**  
— ENGINEERING & SURVEYING —  
**SOLUTIONS**

Professional Registration  
Missouri  
Engineering 200502186-D  
Surveying 2006008319-D  
Kansas  
Engineering E-1695  
Surveyor 219  
Oklahoma  
Engineering 6254  
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4900 Raytownt Rd & 5100 Blue Ridge Cut Off  
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Site Photometric  
Development Plan for:  
STADIUM VIEW  
Kansas City, Jackson County, Missouri



Matthew Schlicht  
MO PE 2006019708  
KS PE 19071  
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NE E-14335

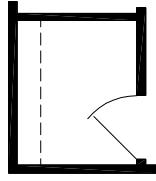
REVISIONS











5'-6"  
OPT CLOSET DOOR



5'-6" 10'-11" 5'-7" 8' 18'-8" 11'-4" 5'-4" 10'-8"

DIVISIONS		REVISIONS			DRAWN BY: SJC	WIND ZONE 15# 39#
231 SUGARCREEK	233 ARKANSAS CITY					
X 235 SAN JACINTO						
237 WOODLAND						
239 OCALA		B	REVISED FOR WIND ZONE 39#	12/5/22 RP		
241 LEOLA		A	REAR DOOR OUTSWING TO INSWING, ACCENT WALLS TO OPT	6/16/22 SJC		
243 LANCASTER			BOX LENGTH	DESCRIPTION		
245 McMINNVILLE			76'-0"	7616-3CK-2B		
					DRAWING NUMBER	
					16-03399	

**SKYLINe**

DRAWN BY: SJC

DATE: 08/24/2021

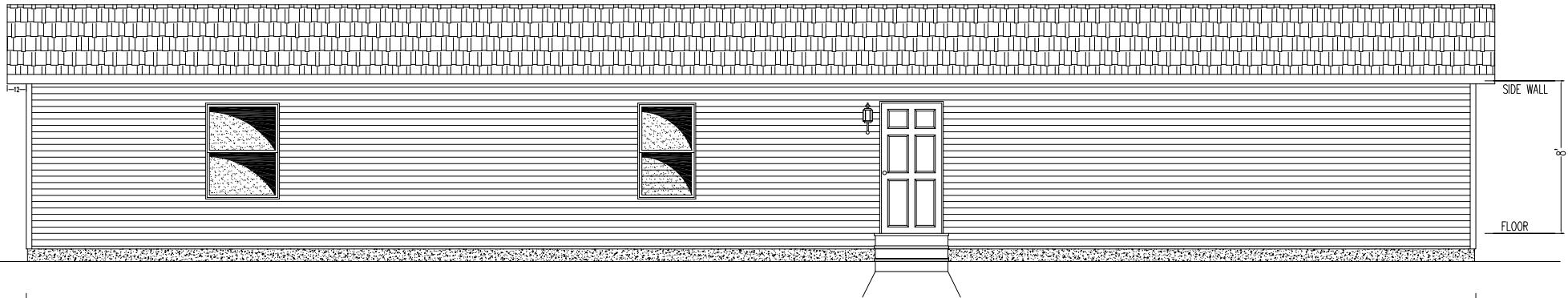
ROOF ZONE S.M.N

SHEET 1 OF 2

16-03399

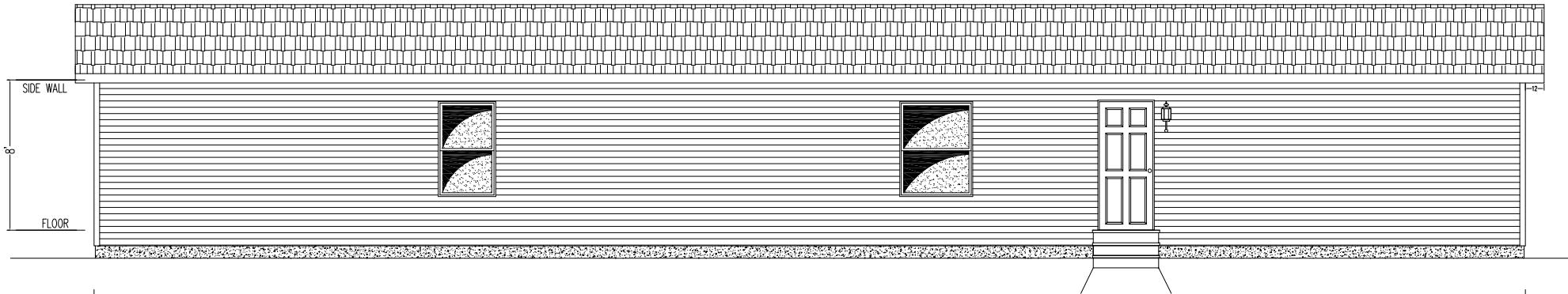
0801AJ (16-03399) 10/16/2023

0801-AJ



FRONT ELEVATION

76'



REAR ELEVATION

76'

ITEM	LOCATION	2X4	2X6	DIVISIONS			REVISIONS								<b>SKYLINE</b>
				111	341	552									
FURN	REAR														DRAWN BY:
W/O DOOR	ROADSIDE			112	344	553									WIND ZONE
FURN	REAR			115	345	571									DATE: 08/24/2021
W/ DOOR	ROADSIDE			125	355	591									ROOF ZONE S,M,N
				131	500	812	B	REVISED FOR WIND ZONE 39#		12/5/22	RP				
				143	531		A	REAR DOOR OUTSWING TO INSWING, ACCENT WALLS TO OPT		6/16/22	SJC	SHEET	1	OF	2
				163	535		BOX LENGTH	DESCRIPTION							DRAWING NUMBER
				171	536		76'-0"		7616-3CK-2B						16-03399
				181	538										

# Vinyl Siding



Flint



Clay



Olive



White

Digital Boards by



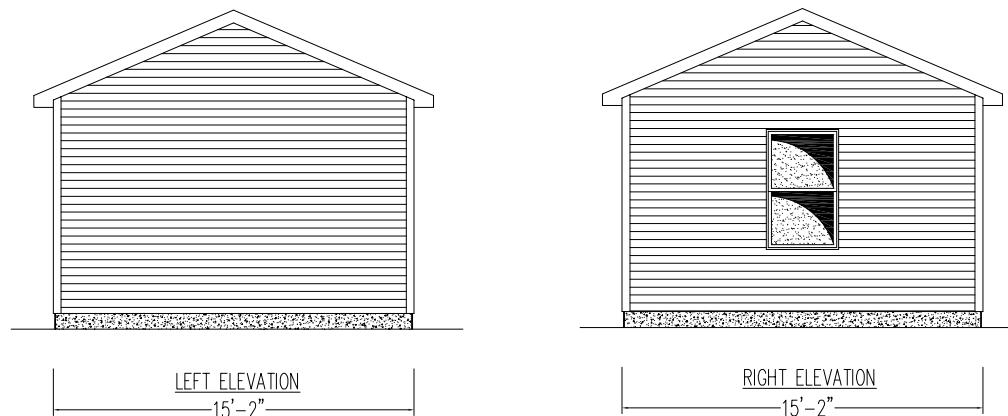
Digital images may be affected  
by light and shade.

Materials subject to change  
without notice or obligation.

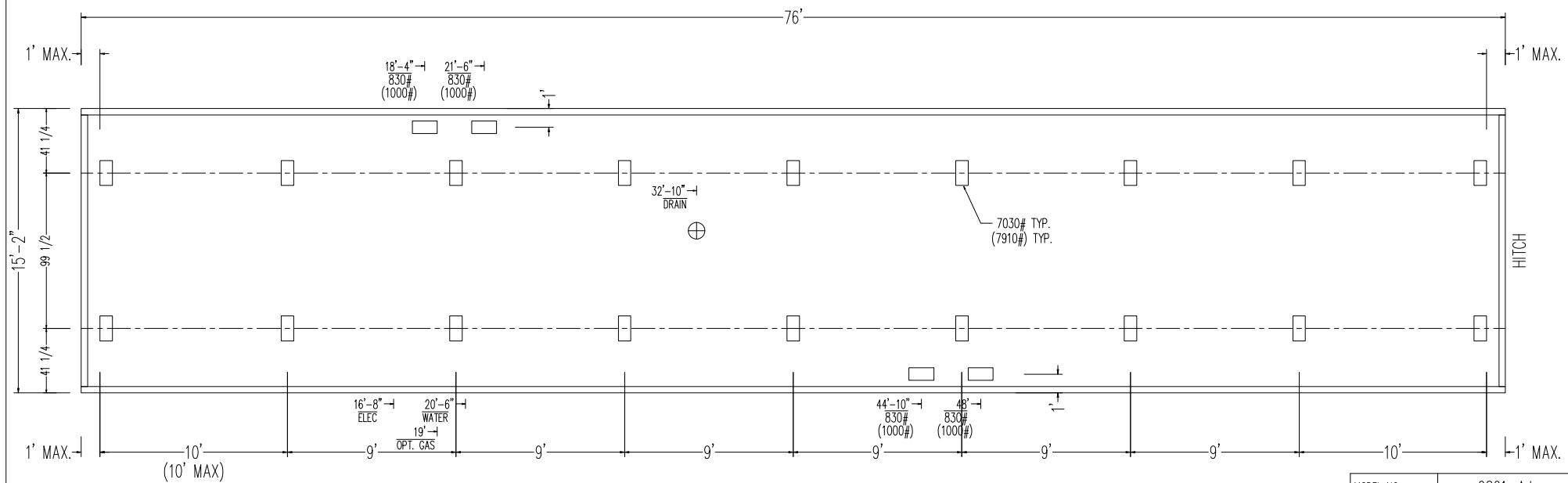
A Division of Patrick Industries, Inc.  
Elkhart, Indiana

[www.thestudio-patrick.com](http://www.thestudio-patrick.com)

March 2023



ITEM	LOCATION	2X4	2X6	DIVISIONS			REVISIONS				
				111	341	552					
FURN	REAR			112	344	553					
W/O DOOR	ROADSIDE			115	345	571					
FURN	REAR			125	355	591					
W/ DOOR	ROADSIDE			131	500	812	B	REVISED FOR WIND ZONE 39#	12/5/22	RP	DRAWN BY: <b>SKYLINE</b>
				143	531		A	REAR DOOR OUTSWING TO INSWING, ACCENT WALLS TO OPT	6/16/22	SJC	WIND ZONE S,M,N
				163	535		BOX LENGTH	DESCRIPTION			DATE: 08/24/2021
				171	536		76'-0"	7616-3CK-2B			ROOF ZONE S,M,N
				181	538						DRAWING NUMBER
											16-03399



PIER POINT LAYOUT (PIERS @ I-BEAM & CENTERLINE WITHOUT PERIMETER FOUNDATION)  
NOTE: ALL UTILITY DROP MEASUREMENTS ARE APPROXIMATE.

### PIER POINT LAYOUT 20# & (30#)

MODEL NO.	0801-AJ
ENGINEERED BY:	
DATE APPROVED:	

**SKYLIME**

DRAWN BY: SJC WIND ZONE 15# 39#

DATE: 08/24/2021 ROOF ZONE 20#/30#

SHEET \_\_\_\_ OF \_\_\_\_

DRAWING NUMBER 16-03399

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> I-BEAM PIER SUPPORTS<br>SEE INSTALLATION MANUAL<br>TABLE 6 , FIG. 10 | <input type="checkbox"/> SIDEWALL PIER SUPPORTS<br>SEE INSTALLATION MANUAL<br>TABLE 5 , FIG. 9 | <input checked="" type="checkbox"/> MATING LINE COLUMN SUPPORTS<br>SEE INSTALLATION MANUAL<br>TABLE 5 , FIG. 9 & 10 |
|---|--|---|
- 1) THIS DOCUMENT IS SUBJECT TO CHANGE WITHOUT NOTICE OR OBLIGATION. FOR PROPER SETUP AND SITE INSTALLATION REFER TO THE INSTALLATION MANUAL.  
 2) ALL ASPECTS OF THE FOUNDATION CONSTRUCTION ARE PERFORMED ON-SITE AND ARE SUBJECT TO THE REQUIREMENTS OF THE LOCAL AUTHORITY HAVING JURISDICTION.  
 3) THE PIER SPACING SHOWN IS SUGGESTIVE ONLY. THE ACTUAL PIER SPACING, AND FOOTING SIZE IS TO BE DETERMINED BASED ON THE ACTUAL SITE CONDITIONS, ROOF LIVE LOAD ZONE AND SOIL BEARING CAPACITY. REFER TO THE INSTALLATION MANUAL FOR FURTHER DETAILS. MAXIMUM PIER SPACING AT MAIN BEAMS IS TO BE 10'-0" o.c. STATE OR LOCAL INSTALLATIONS REQUIREMENTS MAY BE MORE STRINGENT.  
 4) ALL DIMENSIONS MUST BE VERIFIED BEFORE FOUNDATION CONSTRUCTION IS STARTED.

DWN. BY: MSB DATE: 09/01/2021

DIVISIONS	REVISIONS	BOX LENGTH	DESCRIPTION	DRAWING NUMBER									
				231 SUGARCREEK	233 ARKANSAS CITY	235 SAN JACINTO	237 WOODLAND	239 OCALA	241 LEOLA	243 LANCASTER	245 McMINNVILLE		
		76'-0"		7616-3CK-2B		16-03399							

# **SKYLINE**

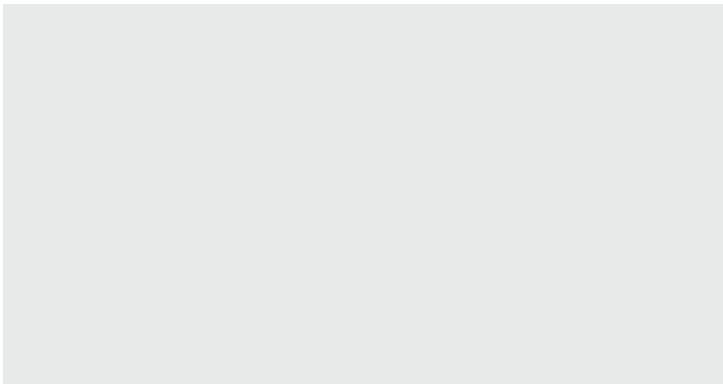
ARKANSAS CITY



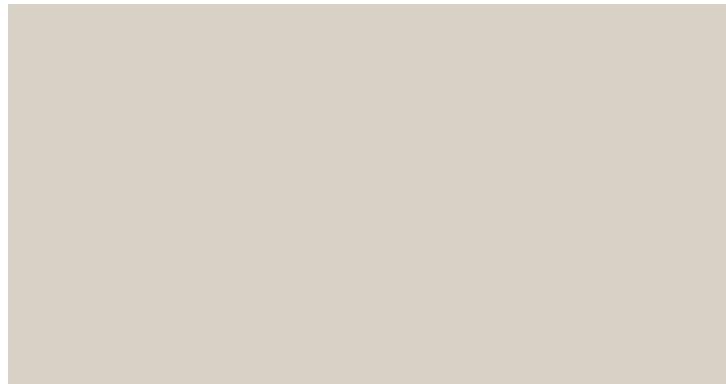


ARKANSAS CITY

## Interior Color Options



PPG1025-1 Commercial White



PPG1002-3 Cool Slate

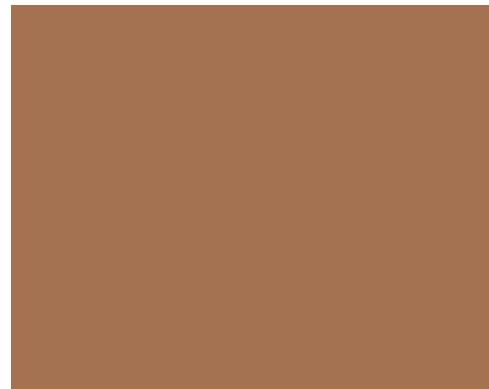
## Exterior Color Options



PPG1001-4 Flagstone



PPG1008-4 Gray By Me



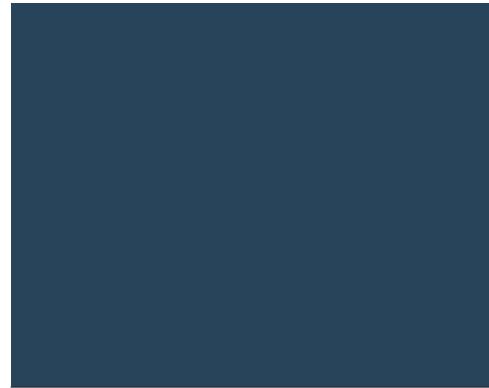
PPG16-06 Red Rock Falls



PPG1024-6 Patches



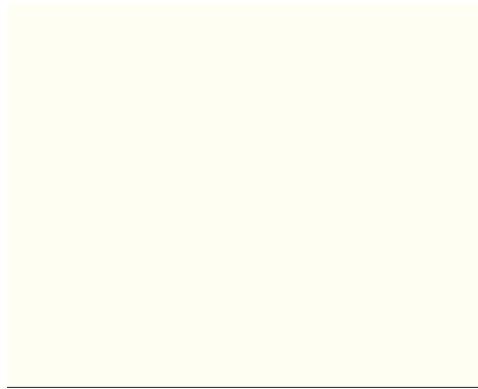
PPG1030-7 Double Duty



PPG1042-7 Admiralty



PPG1001-7 Black Magic



PPG1001-1 Delicate White

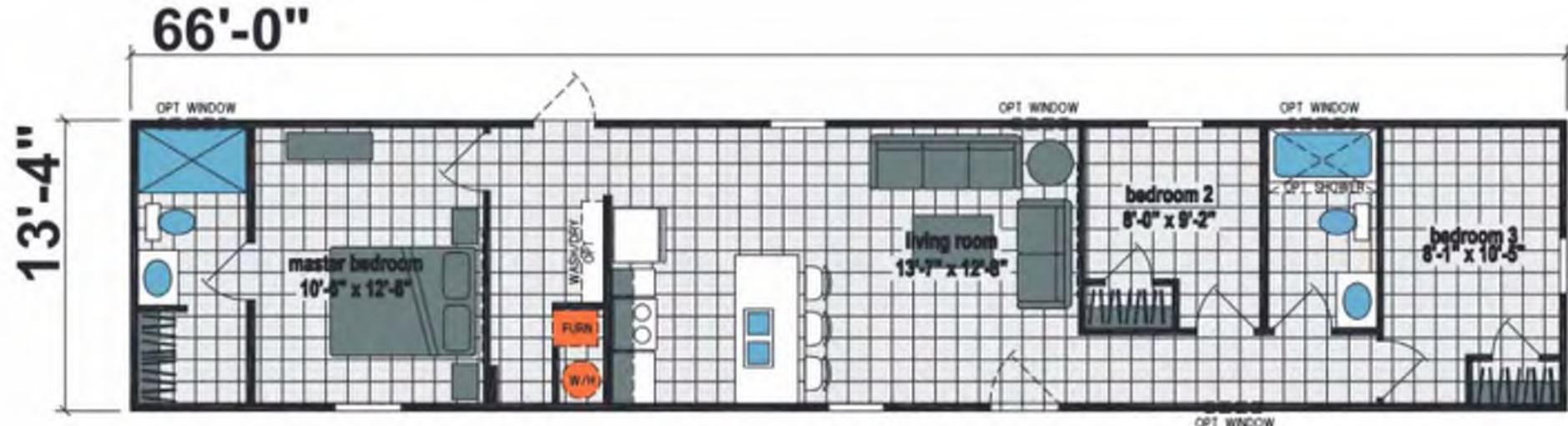


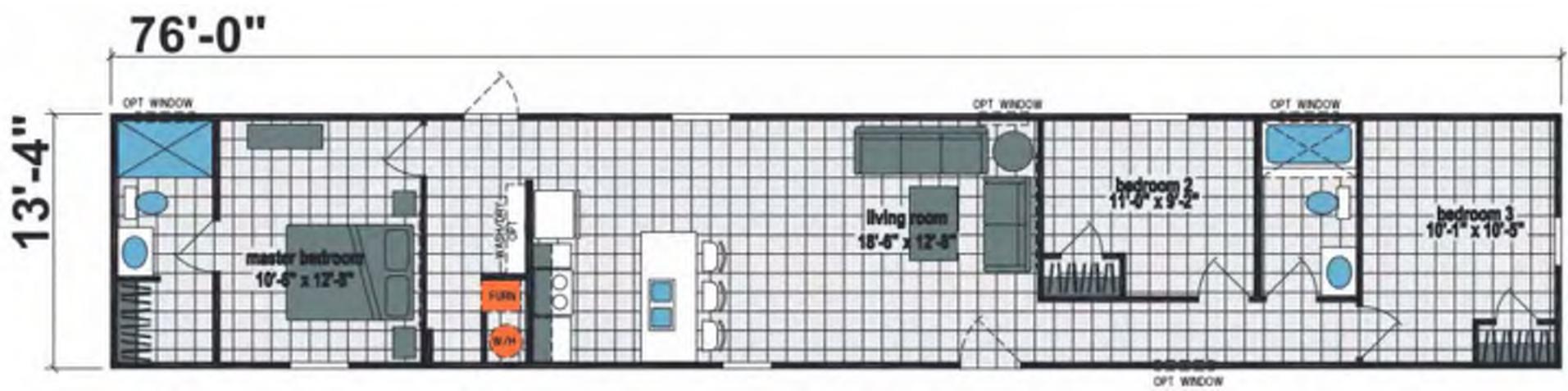
PPG1059-7 Sweet Spiceberry

The colors shown represent the actual paint color as accurately as possible. Color Marketing, March 2023.  
The PPG Logo is a registered trademark of PPG Industries Ohio, Inc. ©2023 PPG Industries, Inc. All Rights Reserved.



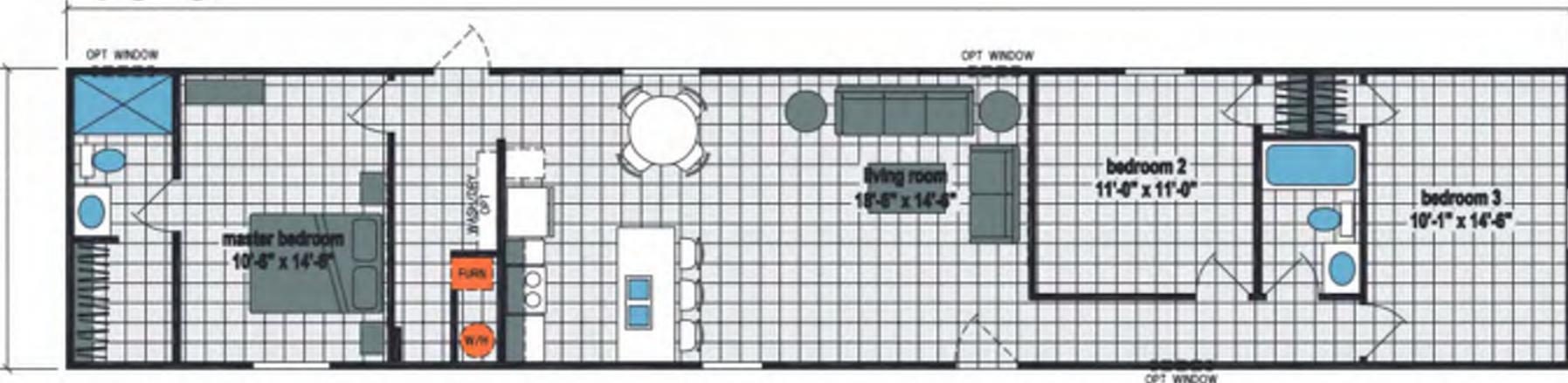
**66'-0"**





**76'-0"**

**15'-2"**









|| ROUSE FRETS WHITE GOSS  
GENTILE RHODES, P.C.

PATRICIA R. JENSEN  
pjensen@rousepc.com  
816.502.4723

March 1, 2024

**VIA U.S. MAIL**

To Adjacent Neighbors

**Re: Stonecroft Manufactured Housing Community / Public Engagement Meeting;  
Case No. CP-CPC-2024-00018**

Dear Property Owner:

We represent Stonecroft MHP LLC concerning property located at 4900 Raytown Road. We submitted an application to the City Plan Commission for approval of an MPD Development Plan. Approval of the application will allow for the development of the property for a 157-unit residential manufactured housing community and amenities. A copy of the Development Plan is enclosed.

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects and that all property owners within 300 feet are invited. This public meeting is an opportunity for you to come learn more about the Development Plan and discuss these plans with the developer's representatives. You can read more about the process requirements at [kcmo.gov/publicengagement](http://kcmo.gov/publicengagement). If you would like further information on this proposed project, please visit Kansas City's planning and permitting system, Compass KC, at [Compasskc.kcmo.org](http://Compasskc.kcmo.org). You may search by project type and address/case number to find project details.

This public meeting will be held by Zoom conference call on Thursday, March 28, 2024, at 6:00 p.m.

Join the Zoom Meeting at <https://zoom.us/join>. Call-in instructions are as follows:

Meeting ID:	828 9034 5714
Passcode:	005152
Or dial:	(312) 626-6799

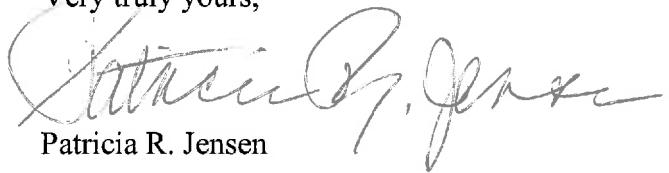
Any questions or concerns can be addressed to:

Name:	Patricia R. Jensen
Email:	<a href="mailto:pjensen@rousepc.com">pjensen@rousepc.com</a>
Phone:	816-502-4723
Title/Role:	Attorney
Company:	Rouse Frets White Goss Gentile Rhodes, P.C.
Representing:	Stonecroft MHP LLC

Adjacent Neighbors  
March 1, 2024  
Page 2

We anticipate the Application will be heard by the City Plan Commission on Tuesday, April 16, 2024.

Very truly yours,



A handwritten signature in black ink, appearing to read "Patricia R. Jensen".

Patricia R. Jensen

PRJ:jjw

Enclosure

cc: Chris Lemos  
Matt Schlicht  
City Planning and Development, [publicengagement@kcmo.org](mailto:publicengagement@kcmo.org)

# DEVELOPMENT PLAN STONECROFT

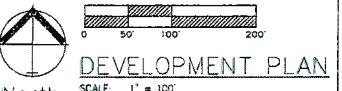
Kansas City, Jackson County, Missouri

MPD STATEMENT OF INTENT  
Stonecroft Manufactured Housing Community  
4900 Raytown Road

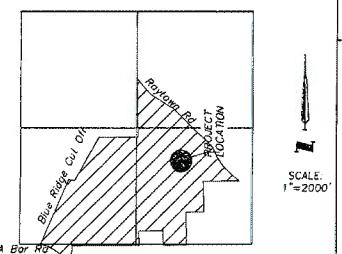
This MPD Development Plan provides for approval of a development plan for approximately 49.20 acres located at 4900 Raytown Road. The proposed MPD Plan provides for the development of the property for 157 residential, manufactured homes, private open space, including a trail, dog park and other amenities and preserve green space.

This MPD Plan provides greater community benefits by providing affordable residential housing on property that was previously in a deteriorated state and will enhance the existing environment.

NOTE:  
Wayfinding signage will be installed.



DEVELOPMENT PLAN  
SCALE: 1" = 100'

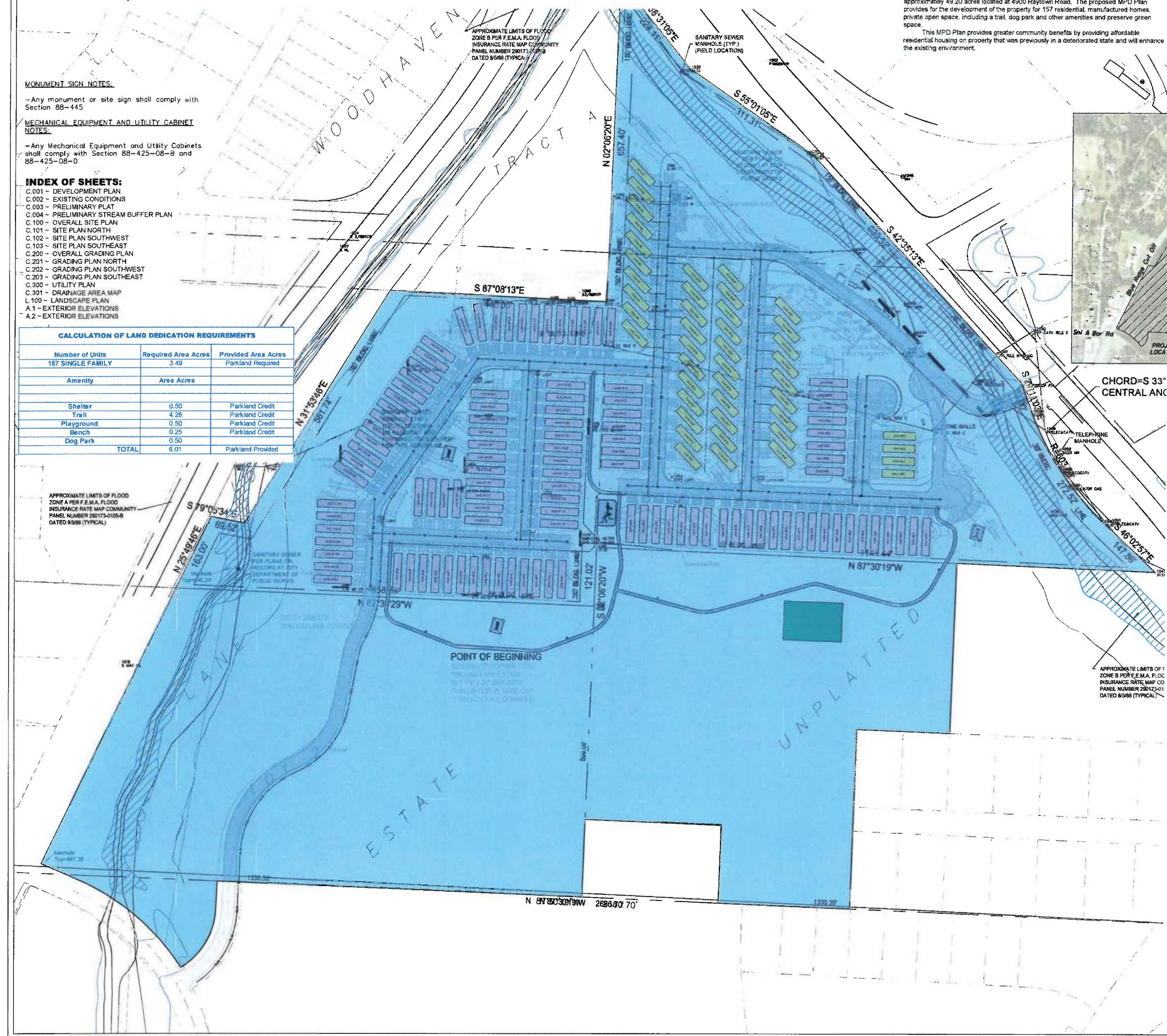


VICINITY MAP  
SEC. 29-49-32

OWNER:  
Stonecroft Map LLC  
1914 Terlingua Dr #130  
Sacramento, CA 95834

CIVIL ENGINEER:  
ENGINEERING SOLUTIONS  
CONTACT NAME: MATT SCHLICK  
EMAIL: msschlick@es-kc.com  
PHONE: 816-623-9888  
ADDRESS: 50 SE 30TH STREET  
LEE'S SUMMIT, MO 64082

Development Summary Table	
a	Zoning Existing: B3-2, M1-3 and R-7.5 Proposed: MPD
b	Total Land Area Existing: 49.20 Acres Right-of-Way Existing: 0 Acres Proposed: 0 Acres
c	Net Land Area Existing: 49.20 Acres Proposed: 49.20 Acres Proposed: 2144241.870 SF
d	Proposed Uses RESIDENTIAL Structure Height & Number of Floors FOUR-PLEX Number of floors: - stories Height Above Grade: - feet DUPLEX Number of floors: - stories Height Above Grade: - feet SINGLE FAMILY Number of floors: 1 stories Height Above Grade: 15 feet APARTMENTS Number of floors: - stories Height Above Grade: - feet
e	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
f	Building Coverage & Floor Area Ratio Coverage (Total Footprint Area): 187298 SF FAR (Gross Area/Net Land Area): 0.087 FAR
g	Density Nets Density (Units/ Net Land Area): 3.19 Units per Acre
h	Vehicle Parking Ratio Required: 1 stall per unit Stalls Required: 157 Stalls Stalls Provided: 350 Stalls
i	Bike Parking Long Term Ratio Required: 10% of Veh. Parking=16 Spaces Spaces Provided: 16 Spaces Short Term Ratio Required: 10% of Veh. Parking=16 Spaces Spaces Provided: 16 Spaces
j	Timeline Estimated Start Date: FALL 2024 Estimated Completion Date: FALL 2025
k	Deviation Requests NONE





0 15' 30' 60'

## LANDSCAPE PLAN

LANDSCAPE REQUIREMENTS  
PER 88-425 OF THE CITY OF KANSAS CITY, MISSOURI ZONING AND DEVELOPMENT CODE:  
STREET TREES (88-425-03)

A. At least one street tree is required for each 30 feet of street frontage

LOCATION	REQUIREMENT	PROVIDED
Blue Ridge Cut Off	1400 Feet	47 Trees Required
Raytown Road	1,600 Feet	54 Trees Required

Existing Tree Mass

Existing Tree Mass

Existing Tree Mass

## 88-425-05 Perimeter Landscaping of Vehicular Use Areas

B. 1 Tree per 30 feet of parking and a continuous 3' high screening

Street trees are used to meet the tree requirement and a solid line of evergreen shrubs will provide the 3' high screening (Requirement Net)

## 88-425-06 B Interior Landscaping of Parking Lots

A. At Least 28 square feet of interior landscape area is required per parking space

350 parking spaces 9,800 sq. ft required

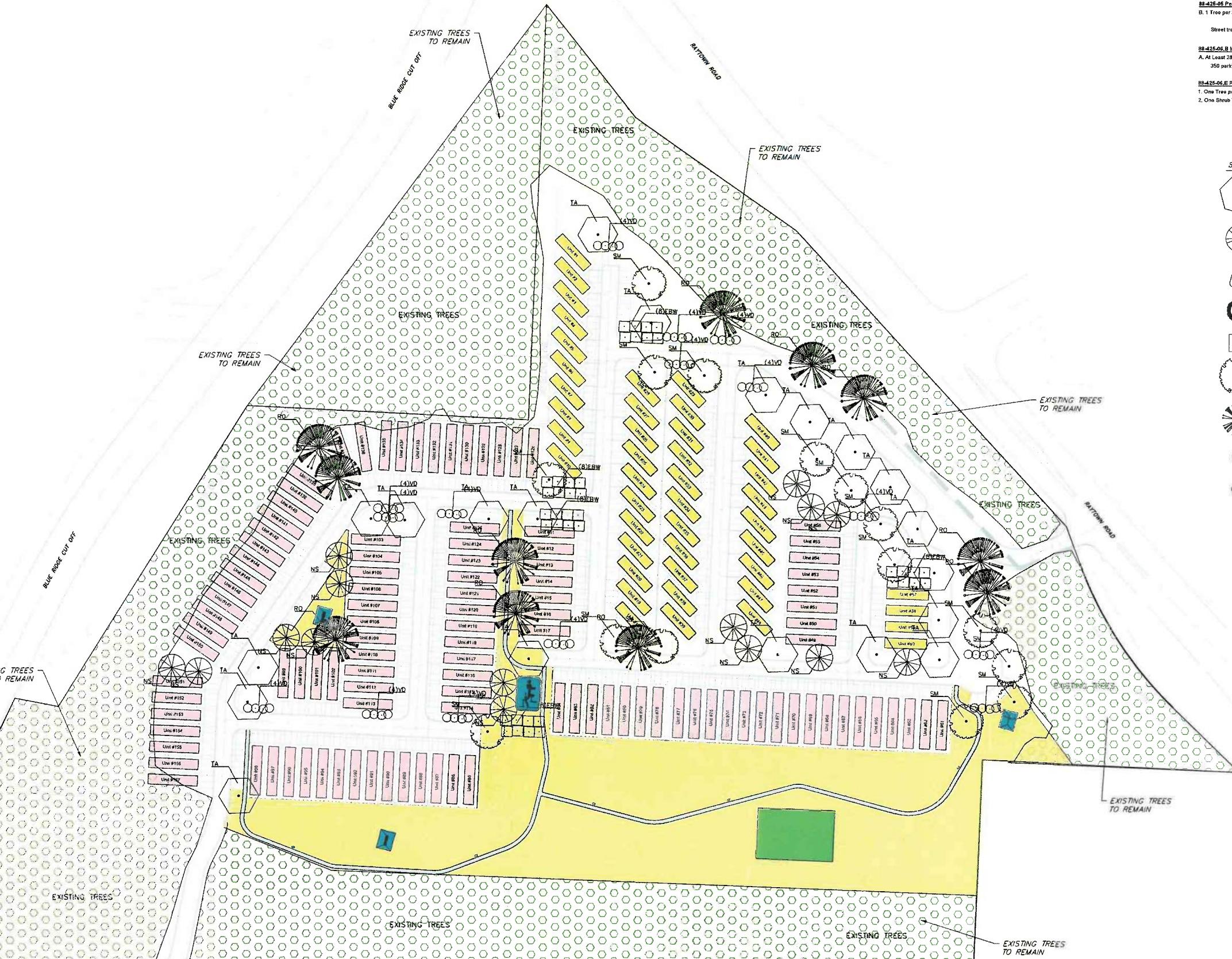
(Requirement Net)

## 88-425-06 E Plant Materials

1. One Tree per 5 parking spaces 350 parking spaces 70 Trees Required 70 Trees Provided  
2. One Shrub is required per parking space 350 parking spaces 350 Shrubs Required 350 Shrubs Provided

## PLANTING GUIDE

SYMBOL	QUANT.	KEY	NAME	SIZE
•	20	TA	AMERICAN BASSWOOD LINDEN <i>TILIA AMERICANA</i>	3" CAL
○	15	NS	NORWAY SPRUCE <i>PICEA OBIES</i>	6' HT.
○	95	RB	OKLAHOMA REDBUD <i>CERCIS RENIFORMIS "OKLAHOMA"</i>	3" CAL
○	--	JCH	HOLBERT CHINESE JUNIPER <i>JUNIPERUS CHINENSIS 'HOLBERT'</i>	#3 POT
□	40	EBW	DWARF ENGLISH BOXWOOD <i>BUXUS SEMPERVIRENS "SUFFRUTICOSA"</i>	#3 POT
○	15	SM	CADDY SUGAR MAPLE <i>ACER SACCHARUM 'AUTUMN SPLendor'</i>	3" CAL
○	11	RO	RED OAK <i>QUERCUS RUBRA</i>	3" CAL
○	60	VD	VIBURNUM DENTATUM 'BLUE MUFFIN' BLUE MUFFIN VIBURNUM	
○	--	PO	PHYSOCARPUS OPULIFOLIS 'DIABLO' DIABLO NINEBARK	





CITY OF  
KANSAS CITY,  
MISSOURI

## CITY PLANNING & DEVELOPMENT

### Public Meeting Summary Form

Project Case #

Meeting Date:

Meeting Location:

Meeting Time (include start and end time):

Additional Comments (optional):

# Meeting Sign-In Sheet

## Project Name and Address

---

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## CITY PLAN COMMISSION

City of Kansas City, Missouri  
City Planning & Development Department  
[www.kcmo.gov/cpc](http://www.kcmo.gov/cpc)

### Attachment #3 – Communications Received

Name	Stance	Format of Receipt
Tom Day	Opposition	Email/Phone/In-Person
Margaret Wickham St. Germain	Opposition	Email

# 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

Stonecroft is located in the heart of Kansas City, Missouri and less than 1-mile from Arrowhead Football Stadium, the home of the Kansas City Chiefs. This 148-space mobile home park includes city utilities, paved roads, picturesque wooded lots, and a mix of single and double-wide homes. Over the past 10 years Stonecroft suffered from lack of quality management that did not screen tenants correctly, refused to repair roads and homes, and let the deferred maintenance accumulate. Stonecroft was an excellent investment opportunity as Wells Fargo Bank was in the process of foreclosure due to the Seller mismanagement. Because of the number of issues at the park and the lack of income, the Fund was able to acquire this park for less than \$6,600 per pad.

Our operations plan is to invest about \$800,000 to upgrade the park and address the deferred maintenance. We will remove over 40 homes, perform road repairs, complete tree work, rehab five homes, and fill vacant pads with brand new homes. With the completion of the work, the Fund will own an extremely attractive, institutional-grade park, and once the park is stabilized, we feel confident that we will achieve an excellent return with a value of over \$45,000 per pad.

Date Acquired: 9 Apr, 2019 Acquisition Price: \$970,000 Spaces: 148 City/State: Kansas City, MO

148units x \$6600 = \$976,800 purchase or \$ 970,000 Acquisition price +  
UPGRADE COST of \$800,000 equals \$1,770,000

Valuation after operation plan 148units x \$45,000 = \$ 6,660,000

\$6,660,000 - \$1,770,000 (Purchase price plus upgrade) = \$4,890,000 profit

Profit plus Rental payments for future management are a DEVELOPMENT DREAM. It takes money to make money.

THIS SITE IS NOT A GOOD SITE FOR A TRANSIENT COMMUNITY SUBSIDY BY THE KANSAS CITY BUDGET. WHERE DEVELOPERS TAKE THE MONEY AND RUN.

CONTACT ME, Tommie R. Day, FOR DEVELOPERS SITE PLAN AT 816-674-7047. The Zoom conference appears to be the only public meeting for this proposal. Not exactly a PUBLIC MEETING.

aps

Microsoft Corporation, © 2024 TomTom

# 50TH TERRACE

E 50th Terrace

South

McAfee  
House

E 50th Terrace

Richard  
Parker

Raverton Rd

Raverton Green  
Court

aps

Microsoft Corporation, © 2024 TomTom

571 ST STREET

John S. Roman

Lorraine Lippford

Jayne Monroe

E 51st St

S. Roman

E 51st St

E 51st Terrace

## **Clarke, Andrew**

---

**From:** margie St. Germain <msghorses@gmail.com>  
**Sent:** Monday, May 27, 2024 10:18 PM  
**To:** Clarke, Andrew  
**Subject:** RE:CD-CPC-2024-00018

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

I 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

Sent from my iPad

Sent from my iPad