

Docket Item #6.1, 6.2 CD-CPC-2025-000154

**Rezoning
CD-CPC-2025-00153
Development Plan**

Shoal Creek Community Mater Plan Update – SC District

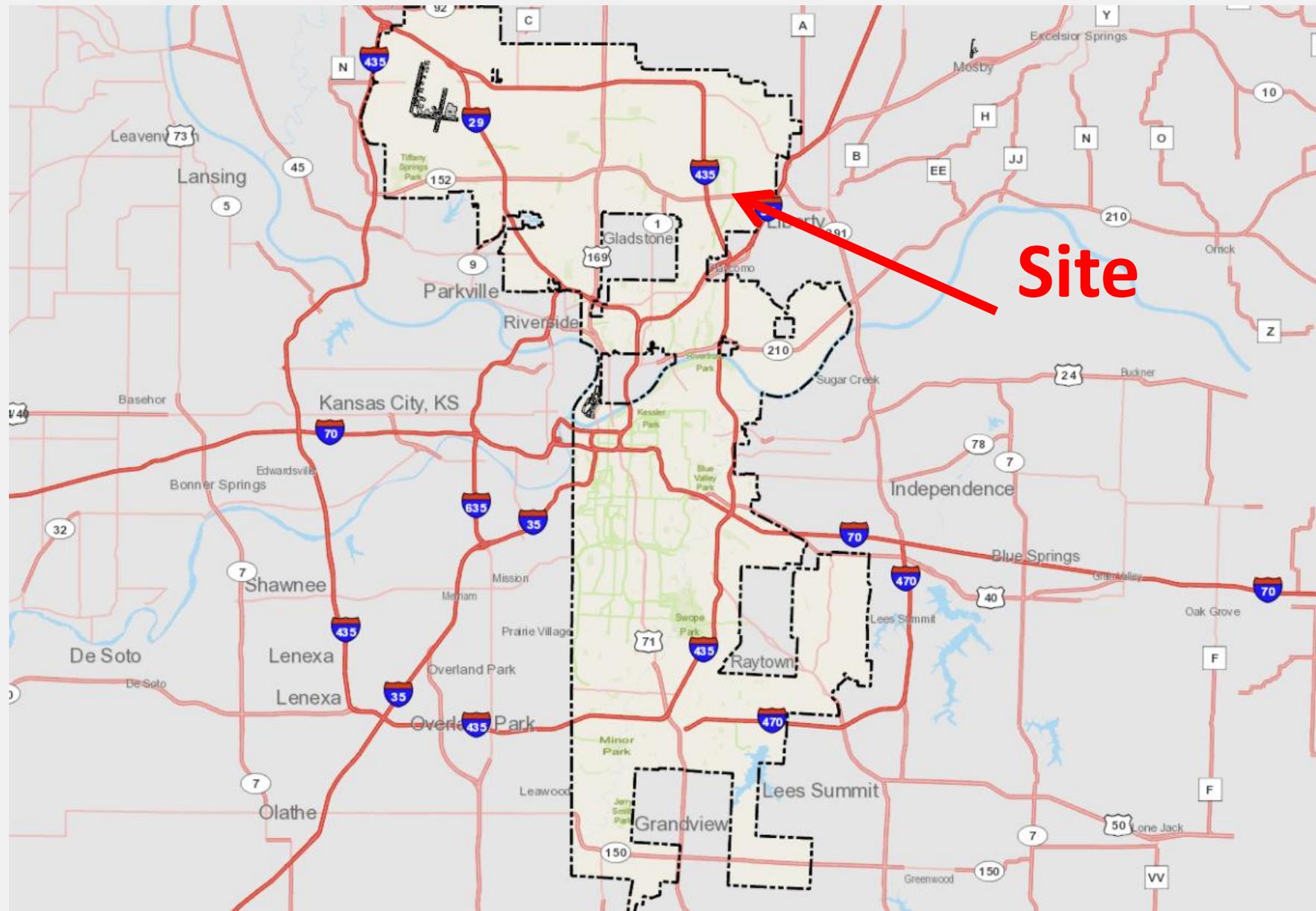
December 3, 2025

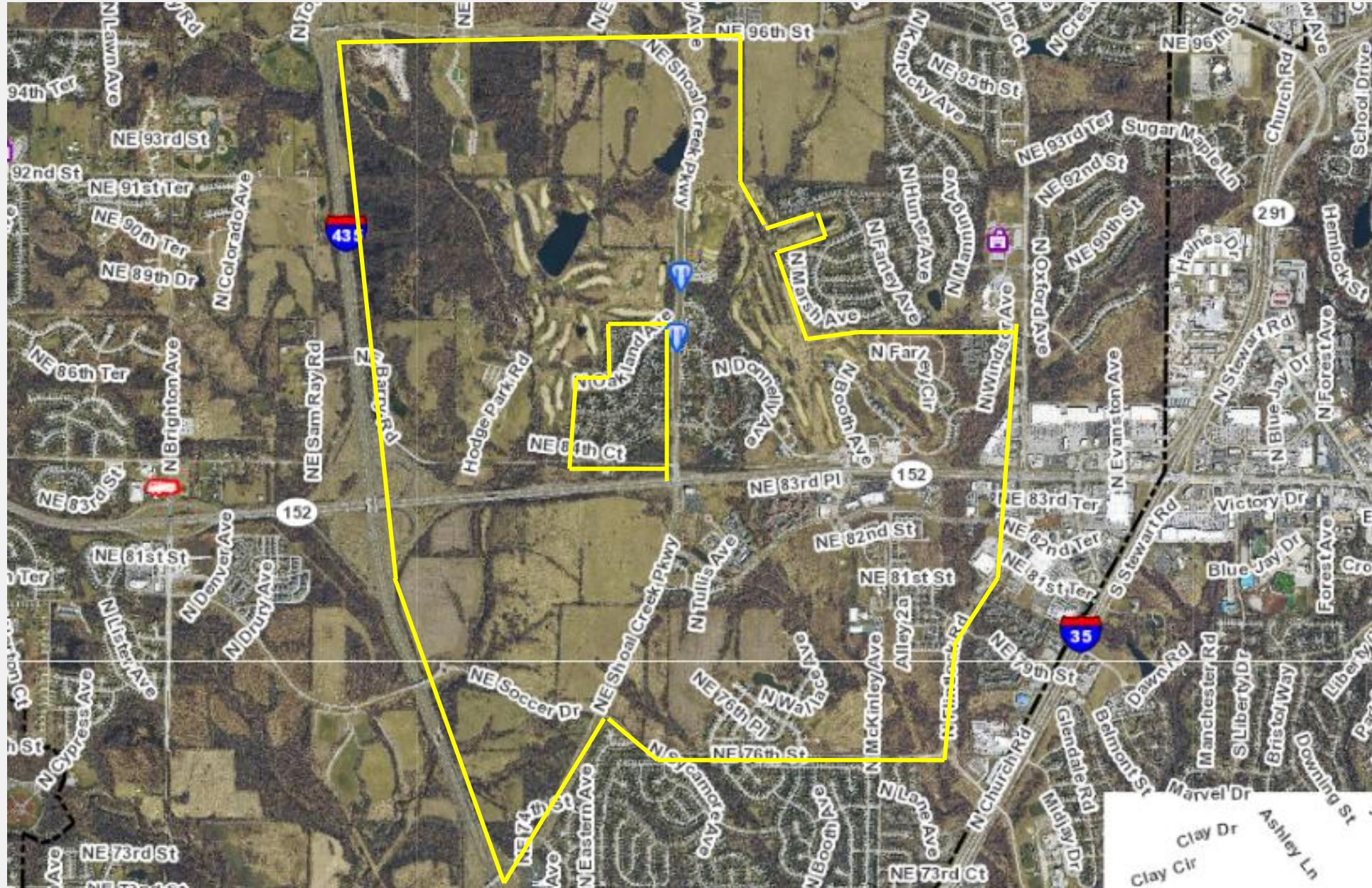
Prepared for

City Plan commission



A request to amend the Shoal Creek Community Master Plan booklet and text in accordance with 88-255-09-B to update the review and approval process and to revise the alignment of a collector street on about 1,756 acres generally located between NE 96th Street/ NE Shoal Creek Parkway on the north, NE 76th Street on the south, N. Flintlock Road on the east and Shoal Creek Parkway and I-435 on the west.





SHOAL CREEK COMMUNITY PLAN

K A N S A S C I T Y , M I S S O U R I



Updated - August 2025

Updated - August 2015

Updated - February 2010

Original - 2000



***The Neighborhoods of
Shoal Creek Valley***

1	Northpark	248 Acres
2	Parkside	94 Acres
3	The Preserve	277 Acres
4	The Village	672 Acres
5	The Commons	242 Acres
6	Creekside	123 Acres
7	Crossroads	86 Acres
		<hr/> 1,742 Acres



Exhibit H: Proposed Land Use Plan

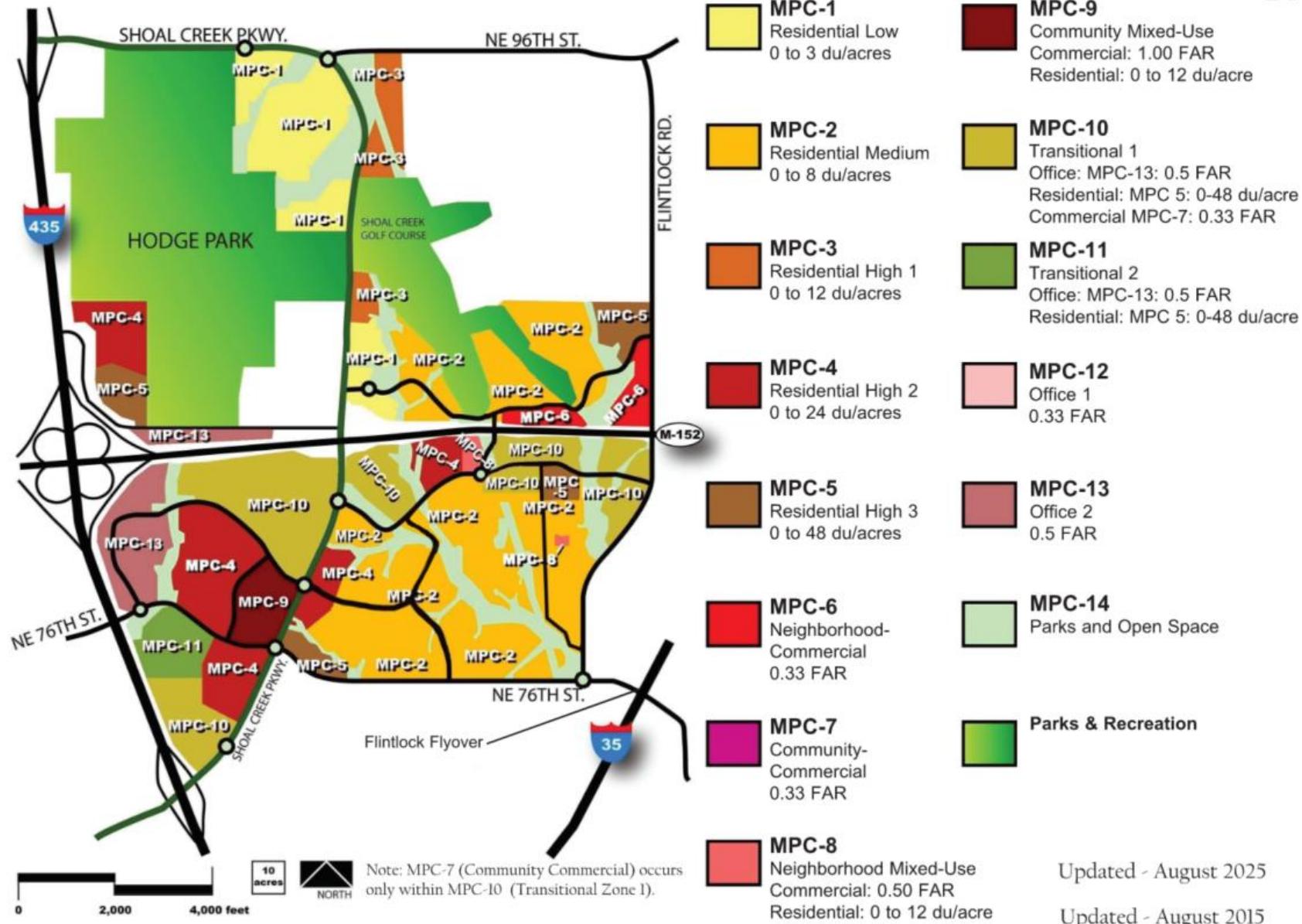
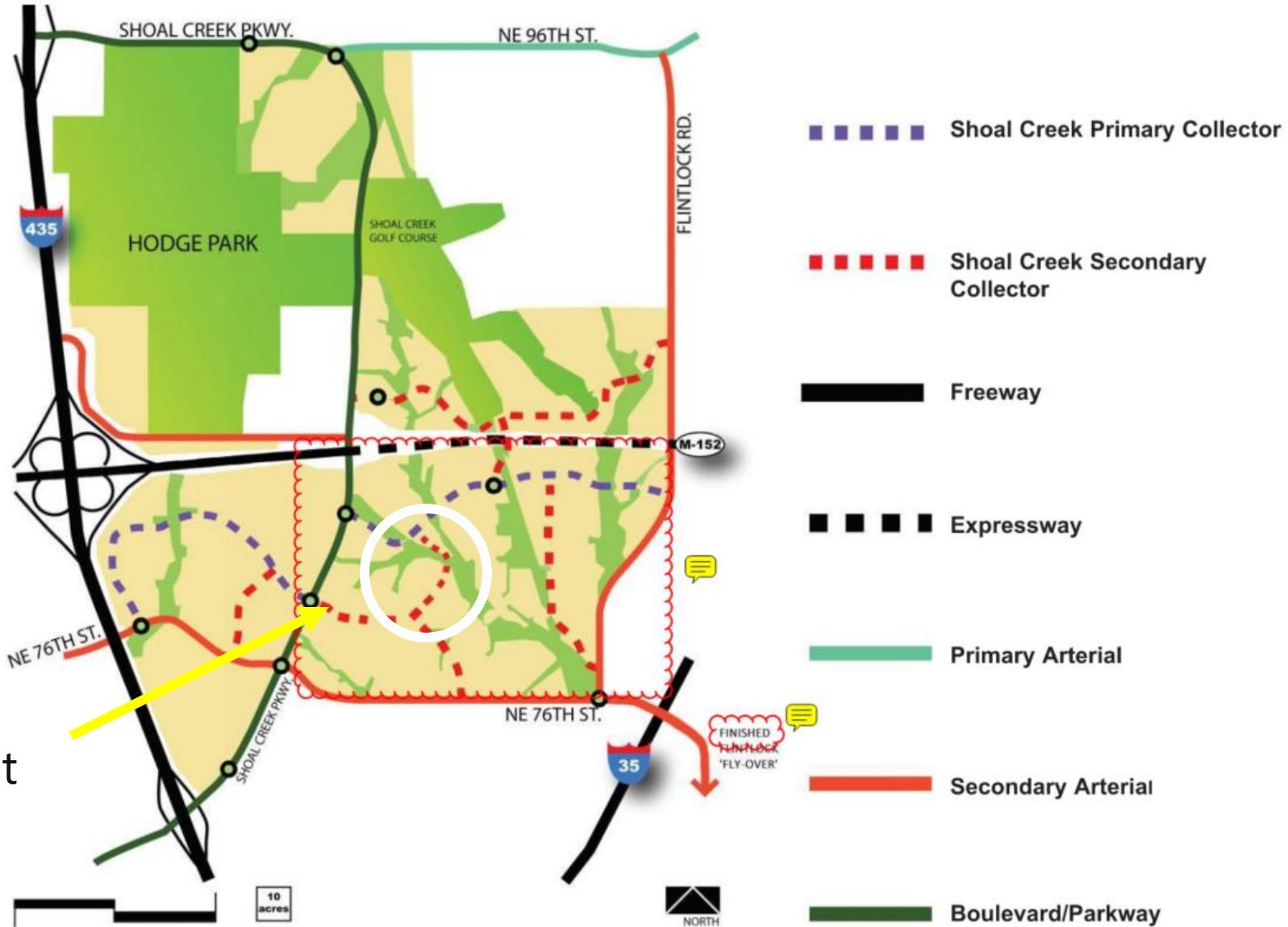


Exhibit J: Vehicular Circulation Plan Concept

SECTION T - HILLAS LUCILLE


Road Realignment


**A. Overview**

The Implementation section addresses the steps necessary to take the Community Plan forward to construction. It describes the review processes that will apply to the Community Plan and new development proposals within its boundaries. The administrative structure and responsibilities of the Master Developer are described including establishment of an Owners Association, Development Review Committee and separate Neighborhood Design Guidelines.

Section 6 - Implementation**B. The Review and Regulatory Process**

The SCVCP was prepared for submission as part of an Application for Rezoning. A new zoning ordinance established a new zoning district, a Master Planned Community (MPC) District, to regulate the land use designations that are included in the community plan area. In addition to relatively conventional residential and commercial uses, the new zoning ordinance addresses the regulation of Mixed-Use Centers and Transitional Use designations.

The City's standard process for review and adoption of rezoning applications applies to the original Community Master Plan and any subsequent major amendments, including public hearings before the City Planning Commission and City Council. Concurrently, an Amendment to the Shoal Creek Valley Area Plan, one of eighteen (18) component Area Plans of the City's Comprehensive Plan, will require processing to reflect the proposed new zoning. Similarly, the City's Major Street Plan (MSP) will require concurrent amendment, as needed, to incorporate applicable components of the Shoal Creek Valley circulation system.

An Application to rezone to UR district is not necessary for any parcel within the SC zoning district receiving any tax incentives. Parcels within the SC zoning district receiving any tax incentives may not be considered by the city council until after the statutory agency has considered and approved said incentive.

The Community Plan will establish land use entitlements and regulate land use within the plan area. Furthermore, site development standards, goals, objectives and guiding principles contained within the plan will govern land use, site planning and design proposals within the Shoal Creek Valley.

Following adoption of the Community Plan, Neighborhood Plans will be prepared for each of the seven component Neighborhoods in the Shoal Creek Valley.

The Neighborhood Plan will more clearly identify proposed development intensities, general parcel or lot configuration or size, street and utilities preliminary layout and other preliminary engineering information that establishes development capacities for the Neighborhood. Detailed design guidelines addressing architecture, landscaping and fencing will also be developed to further distinguish the character of each neighborhood.

The Neighborhood Plan also provides the opportunity to incorporate more restrictive amendments to the development standards contained in this Community Plan, if desired by the developer, to tailor them to specific development patterns or to accommodate special types of development. Neighborhood Plan preparation will occur in a phased manner, prior to development in each neighborhood, and will then be submitted to the City for review and approval by appropriate City departments.



Upon adoption of the Neighborhood Plan, subdivision of land for development will occur following standard City Final Plat and (as required) Project Plan review and approval procedures.

All areas to be dedicated or reserved should be indicated on the preliminary and/or final plat, including but not limited to open space dedications, BMP locations and all applicable easements. Easements that may be required include: utility easements; drainage easements (surface or sub-surface); BMP and pedestrian access.

Landscape plans depicting proposed and existing plant material and locations must accompany all required site plans and similar development plans. All landscaping must be in place and healthy prior to issuance of a final occupancy permit. Irrigation plans with a rainfall sensor on all systems will also be required.

C. Master Developer/Home Owners Association



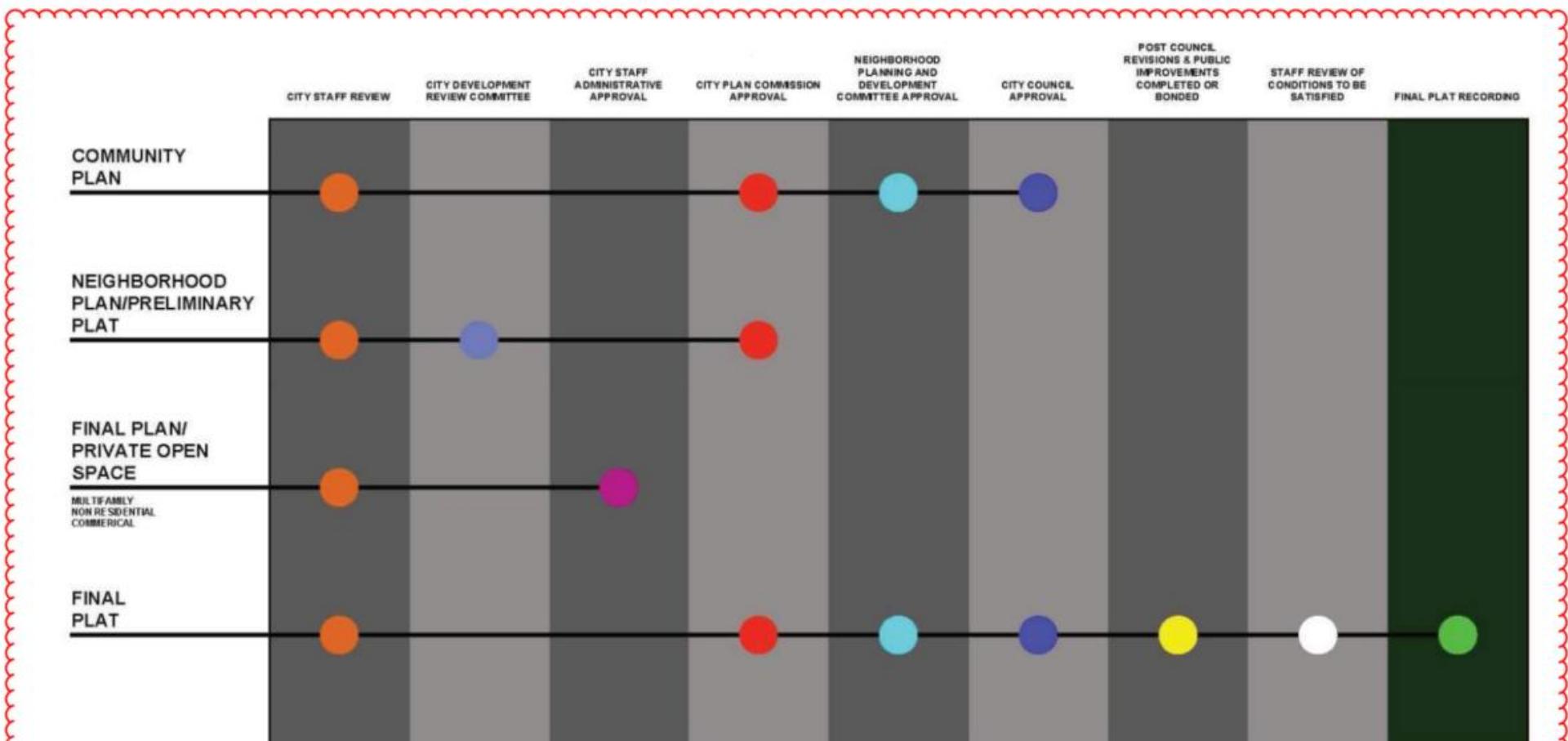
The Master Developer of the Shoal Creek Valley is the Shoal Creek Valley Development Company, L.L.C. which shall be responsible for the establishment of the Neighborhood HOA's who review plans for the purpose of administration, operations and maintenance of property held in common ownership by the HOA. The HOA shall also be responsible for administration of the design review procedures and enforcement of the Neighborhood Design Guidelines.

1. Development Review Committee

The design review procedures described below are to be administered by the HOA Development Review Committee (DRC). The DRC is composed of members residing within the Neighborhood. Until such time as ninety percent of lots in Shoal Creek Valley are conveyed to Owners of residential dwelling units, the Master Developer (Shoal Creek Development Company) has the right to appoint the DRC members.

The DRC recommends that each lot owner and/or builder retain the services of a qualified landscape architect and architect or residential designer in preparing new construction designs to assist in the design process in compliance with the Neighborhood Design Guidelines, including any applicable special site specific requirements.



MASTER PLANNED COMMUNITY (MPC) SUBMITTAL PROCESS
Section 6 - Implementation


* For the newly annexed properties located within the Village and Creekside Neighborhoods, development proposals must be submitted at the preliminary and final plat stages per Section 88-405 of the Kansas City Missouri Subdivision Regulations.

** Neighborhood Plans/Preliminary Plat are processed as a project plan unless seeking waivers or deviations, which must be granted by City Council.

Exhibit O: Review and Approval Process

**MASTER PLANNED COMMUNITY (MPC) SUBMITTAL PROCESS
COMMUNITY PLAN**
Community Plan Contents:

1. Land Use
 - + Uses and development standards
 - + Maximum yield for each use
 - + General location of uses
2. Community Facilities
 - + Community facilities parks and open space framework plan
 - + General locations
3. Infrastructure
 - + Street and utilities framework plans
 - + Variances from city standards and proposed standards
4. Community Design
 - + Community-wide design intent goals, objectives and guiding principles
5. Implementation
 - + Public requirements
 - + Review and approval procedures
 - + Master developer administration
 - + Initial phasing

Purpose:

1. Establish land use and entitlements
2. Provide framework for development
3. Establish design intent through community-wide goals, objectives and guiding principles

Prepared by:

1. Master Developer

Review and Approval:

1. Application for a zoning map amendment (rezoning) and development plan.
2. Mailed noticed required to all property owners within the SC district and within 300 feet of the SC boundary at the applicant's expense.
3. City staff review.
4. City Plan Commission
5. City Council

Section 6 - Implementation


MASTER PLANNED COMMUNITY (MPC) SUBMITTAL PROCESS NEIGHBORHOOD PLAN

Neighborhood Plan/Preliminary Plat Contents:

Adhere to the Director's Minimum Submittal Requirements

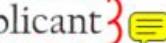


Purpose:

1. Establish site planning layout
2. Provide master level infrastructure
3. Establish specific design guidelines

Prepared by:

1. Master Developer/Applicant

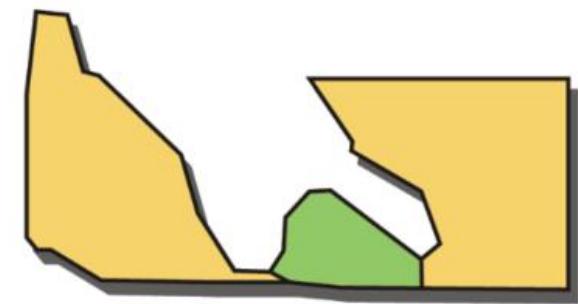


Review and Approvals:

1. Application for project plan
2. City staff review
3. City Plan Commission



Section 6 - Implementation



NEIGHBORHOOD PLAN

MASTER PLANNED COMMUNITY (MPC) SUBMITTAL PROCESS
FINAL PLAN
Final Plan Contents:

Adhere to the Director's Minimum Submittal Requirements


Purpose:

1. Establish detailed final layout of uses
2. Provide detailed final street and utilities design
3. Establish final architecture and landscape design

Prepared by:

1. Parcel Developer

Review and Approvals:

1. Application for Final Plan
2. City Staff review and approval


FINAL PLAT
Final Plat Contents:

Adhere to the Director's Minimum Submittal Requirements


Purpose:

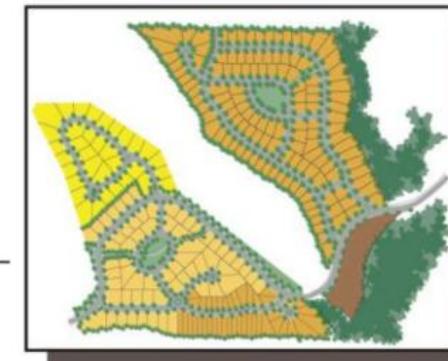
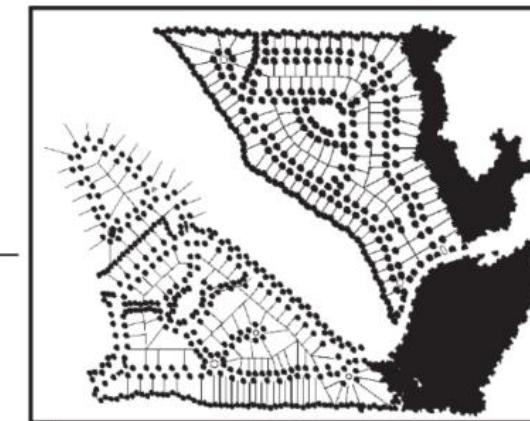
1. Establish detailed final layout of uses
2. Provide detailed final street and utilities design
3. Establish final architecture and landscape design

Prepared by:

1. Parcel Developer

Review and Approvals:

1. Application for Final Plat
2. Staff review
3. City Plan Commission
4. City Council


Section 6 - Implementation

Final Plan

Final Plat

Staff Recommendation

Case No. CD-CPC-2025-00154

Approval

Case No. CD-CPC-2025-00153

Approval