



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260015

Submitted Department/Preparer: City Planning

Revised 6/10/24

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

Executive Summary

Approving updates to the Shoal Creek Special Purpose District by rezoning about 1,756 acres from SC to SC, 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, and amending 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. (CD-CPC-2025-00153 & CD-CPC-2025-00154)

Discussion

The Shoal Creek Valley Community Master Plan is the guiding document for the SC (Shoal Creek) zoning district. This district is a Special Purpose District, as regulated by section 88-250 of the Zoning and Development Code. The SC district and Master Plan were adopted August 31, 2000 and amended in 2001, 2003, 2004, 2005, 2010, and 2015. The purpose of creating the SC district was to create codified standards specific to the vision and needs of this specific area of the city to have cohesive, high-quality development. The majority landowner that created the SC district and Community Master Plan was Suburban Land Reserve, Inc., affiliated with The Church of Jesus Christ of Latter-day Saints.

This is an application for both rezoning and development plan, as SC is a special district with an associated plan. Amending the plan also amends the zoning, similar to a UR or MPD district. This application amending the Community Master Plan is focused on revising review and approval processes for development in the district that align more closely with the entitlement processes in the Zoning and Development Code.

Summary of changes:

- General updates to dates and owner/development information.
- Updates to trip budgets (traffic impact) for each neighborhood area within the SC district.

- Updated map graphics showing revised alignment of future N Sycamore Avenue connecting NE 82nd Terrace to Davidson Farms residential subdivision.
- Updated notations to infrastructure projects that have been completed and have still yet to be completed.
- Updated review and regulatory processes for new development or amendments to existing plans within the SC district and the overall Community Master Plan. More specifically, the approving bodies for each plan type are generally the same, but the process is simplified through graphics (page 6-5) and translating names of entitlement from previous version of the Community Master Plan to match existing application types, and application submittal requirements based on the Director's Minimum Submittal Requirements checklist (pages 6-6 - 6-8).

Staff recommendation: Approval

CPC recommendation: Approval

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
Not applicable as this ordinance amends processes and information in the Shoal Creek Community Master Plan.
3. How does the legislation affect the current fiscal year?
Not applicable as this ordinance amends processes and information in the Shoal Creek Community Master Plan.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable as this ordinance amends processes and information in the Shoal Creek Community Master Plan.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this ordinance amends processes and information in the Shoal Creek Community Master Plan.

Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. ☐ Yes ☒ No
2. This fund has a structural imbalance. ☐ Yes ☒ No

3. Account string has been verified/confirmed.

☐ Yes ☒ No

Additional Discussion (if needed)

This legislation has no fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - ☐ Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
 - ☒ Ensure quality, lasting development of new growth.
 - ☐ Increase and support local workforce development and minority, women, and locally owned businesses.
 - ☐ Create a solutions-oriented culture to foster a more welcoming business environment.
 - ☐ Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
 - ☐

Prior Legislation

12417-P-9 - Ordinance 150919 - Amending the approved Shoal Creek Valley Community Master Plan for approximately 78.34 acres of the 1,756 acre Plan located at the future intersection of Booth Avenue on the north side of M-152 generally between N. Donnelly Avenue on the west and N. Lewis Avenue on the east changing 23 acres from MPC-2 to MPC-6 and allowing the remaining and adjacent 55.34 acres north, east and west of the 23 acre parcel to remain MPC-2, and changing a portion on the east side from MPC-4 to MPC-2. Approved November 29, 2015

Service Level Impacts

None

Other Impacts

1. What will be the potential health impacts to any affected groups?
This ordinance did not evaluate health impacts.
2. How have those groups been engaged and involved in the development of this ordinance?
This project complies with the required public engagement in section 88-505-12.
3. How does this legislation contribute to a sustainable Kansas City?
This ordinance to amend a previously adopted plan will contribute to clearer processes applied to future development of the Shoal Creek area.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.
Click or tap here to enter text.
5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)
Please provide reasoning why not:
Updating a plan.
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Click or tap here to enter text.
7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
No(Press tab after selecting)

