

# Docket Item #6

Development Plan: Shoal Valley Townhomes  
CD-CPC-2025-00046

June 4, 2025

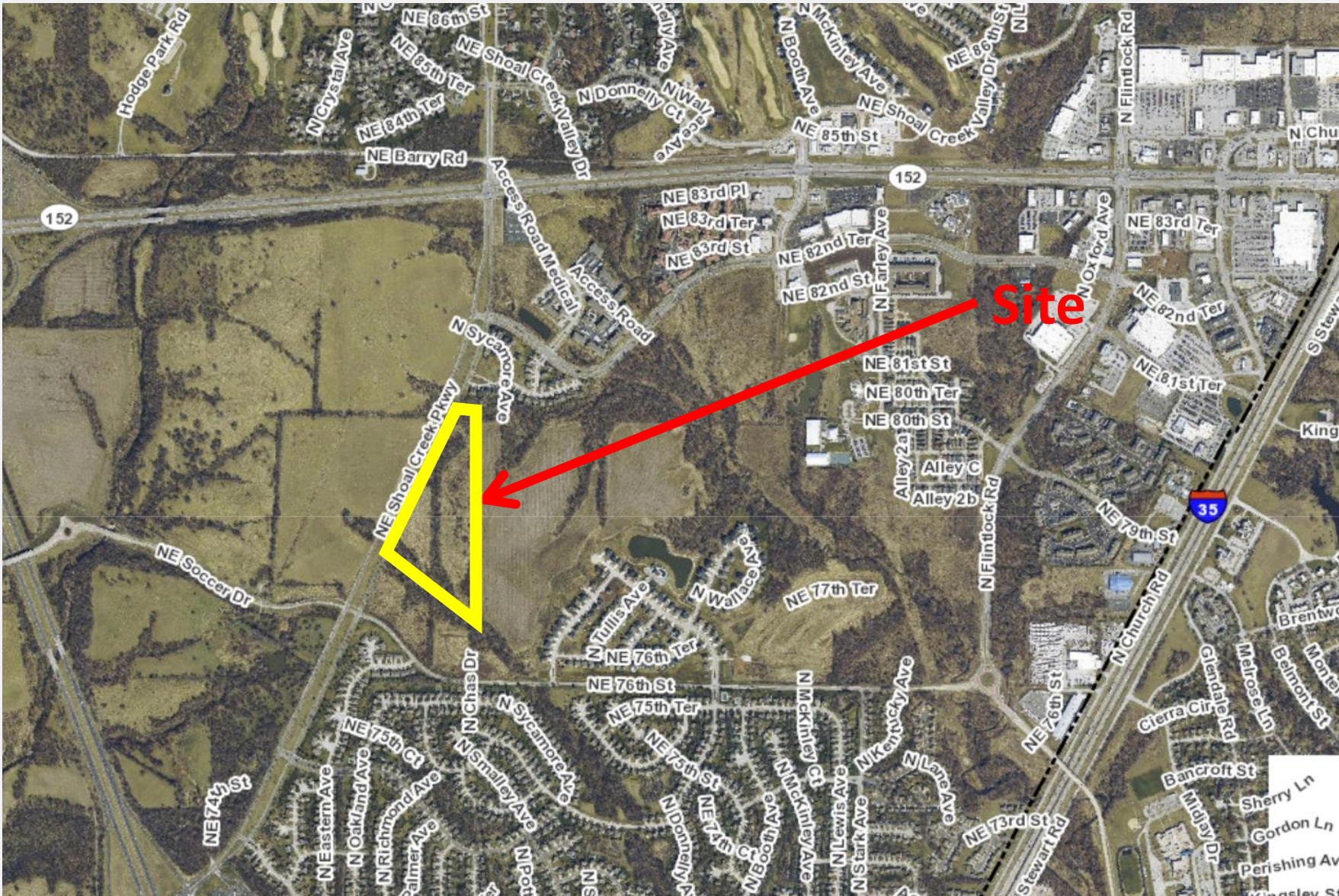
City Plan Commission







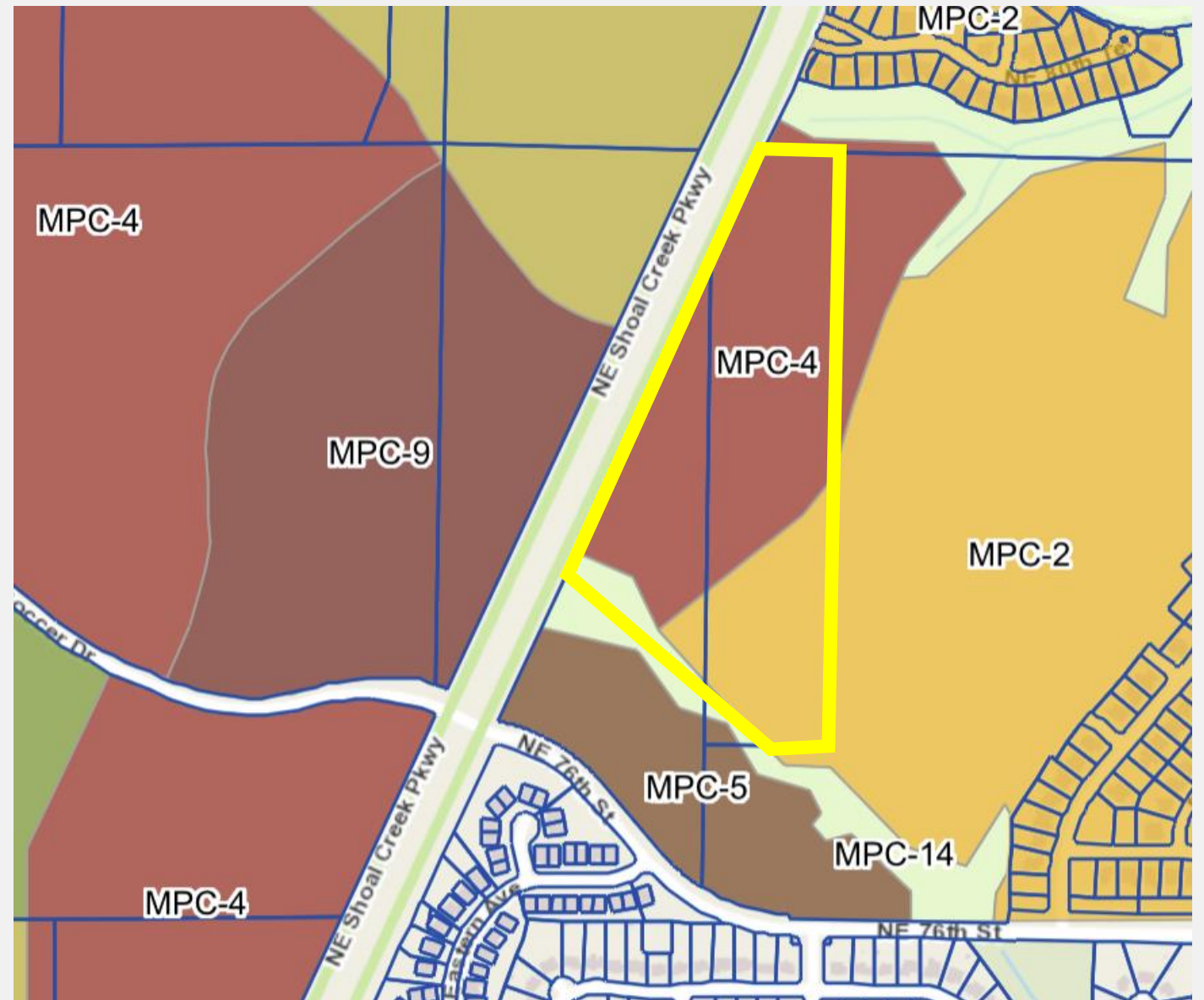
# Location





# Shoal Creek Zoning

Site Zoned MPC-4 and MPC-2



# Shoal Creek Zoning

## Site Zoned MPC-2

- Buildings located adjacent to easterly property line are set back **20 feet** from Davidson Farms property
- Overall Density of Site: **12.85 U/A**
- Density within MPC-2: **6.51 U/A**

MPC-2		Land Use Category: MPC-2 Residential Medium (0-8 du/ac)		
Primary Land Use:	One-family attached and detached dwellings and accessory uses, development conforming to MPC-1 subdistrict. Refer to associated Neighborhood Plan for detailed architectural guidelines.			
Secondary / Support Uses:	Secondary for sale or for rent dwelling units over garages, public and privately owned parks and recreation areas, golf courses, community center buildings, police and fire stations, churches, synagogues and schools.			
Maximum Allowable Res. Density:	8.0 du/ac			
Minimum Lot Area:	NA			
Maximum Building Height:	35 ft.			
Off-Street Parking Requirements (min):	Parking shall conform to Section 88:420 of the Zoning Ordinance. Shared parking is encouraged.			
Min. Building Setbacks from property lines:*	Front	Side	Rear	
Primary Structures	10 ft.	5 ft.*	15 ft.	
Accessory Structures	20 ft.	5 ft.	5 ft.	
Garages	10 ft.	5 ft.	5 ft.	
Driveways	10 ft.	0 ft.	5 ft.	
Corner lot building setback: Shoal Creek Parkway frontage:	Front setback applied to corner side setback. 30 ft. minimum building setback.			
*Shall conform to most currently adopted Building Code.	*0-Lot line configurations allowed with 10 ft. opposing side setback.			
Entry Monumentation and Signage:	Refer to Section 88:45 of the Zoning Ordinance for signage requirements, excluding the Village and Preserve Neighborhoods where signage is allowed as previously approved by their respective Neighborhood Plans.			
Minimum Access Requirement:	Public or private local street.			

# Shoal Creek Zoning

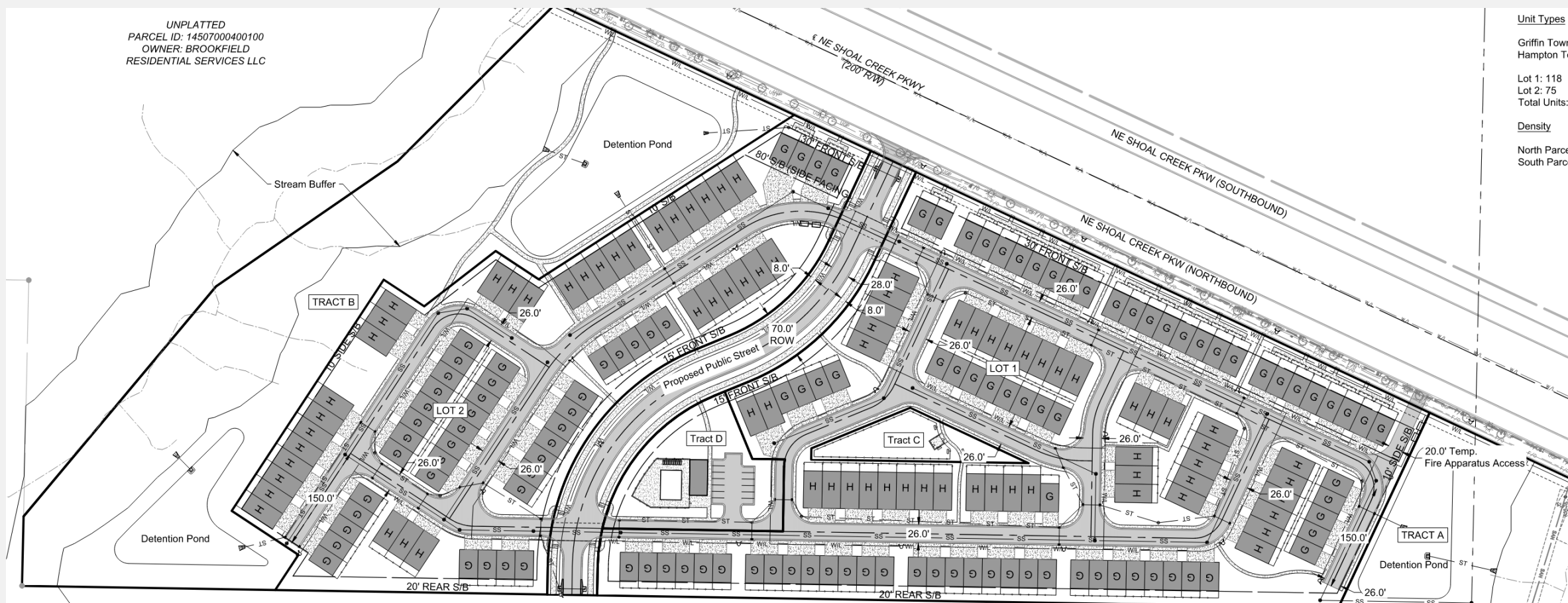
## Site Zoned MPC-4

- Buildings located adjacent to easterly property line are set back **20 feet** from Davidson Farms property
- Overall Density of Site: **12.85**

MPC-4		Land Use Category: MPC-4 Residential High 2 (0-24 du/ac)		
Primary Land Use:	One-family attached dwellings, multi-family dwellings and accessory uses, development conforming to MPC 1-3 subdistricts. Refer to associated Neighborhood Plan for detailed architectural guidelines.			
Secondary / Support Uses:	Public and privately owned parks and recreation areas, golf courses, community center buildings, police and fire stations, churches, synagogues and schools.			
Maximum Allowable Res. Density:	24 du/ac			
Minimum Lot Area:	NA			
Maximum Building Height:	55 ft.			
Off-Street Parking Requirements (min):	Parking shall conform to Section 88:420 of the Zoning Ordinance. Shared parking is encouraged.			
Min. Building Setbacks from property lines:*	Front	Side	Rear	
	10 ft.	10 ft.	10 ft.	
	10 ft.	5 ft.	10 ft.	
	10 ft.	5 ft.	5 ft.	
	15 ft. min. separation between parking and buildings.			
Corner lot building setback:	Front setback applied to corner side setback.			
Shoal Creek Parkway frontage:	30 ft. minimum building setback.			
*Shall conform to most currently adopted Building Code.				
Minimum Landscaped Area: (excludes building footprint, parking lot, driveway)	30%			
Entry Monumentation and Signage:	Refer to Section 88:45 of the Zoning Ordinance for signage requirements, excluding the Village and Preserve Neighborhoods where signage is allowed as previously approved by their respective Neighborhood Plans.			
Minimum Access Requirement:	Public local street.			



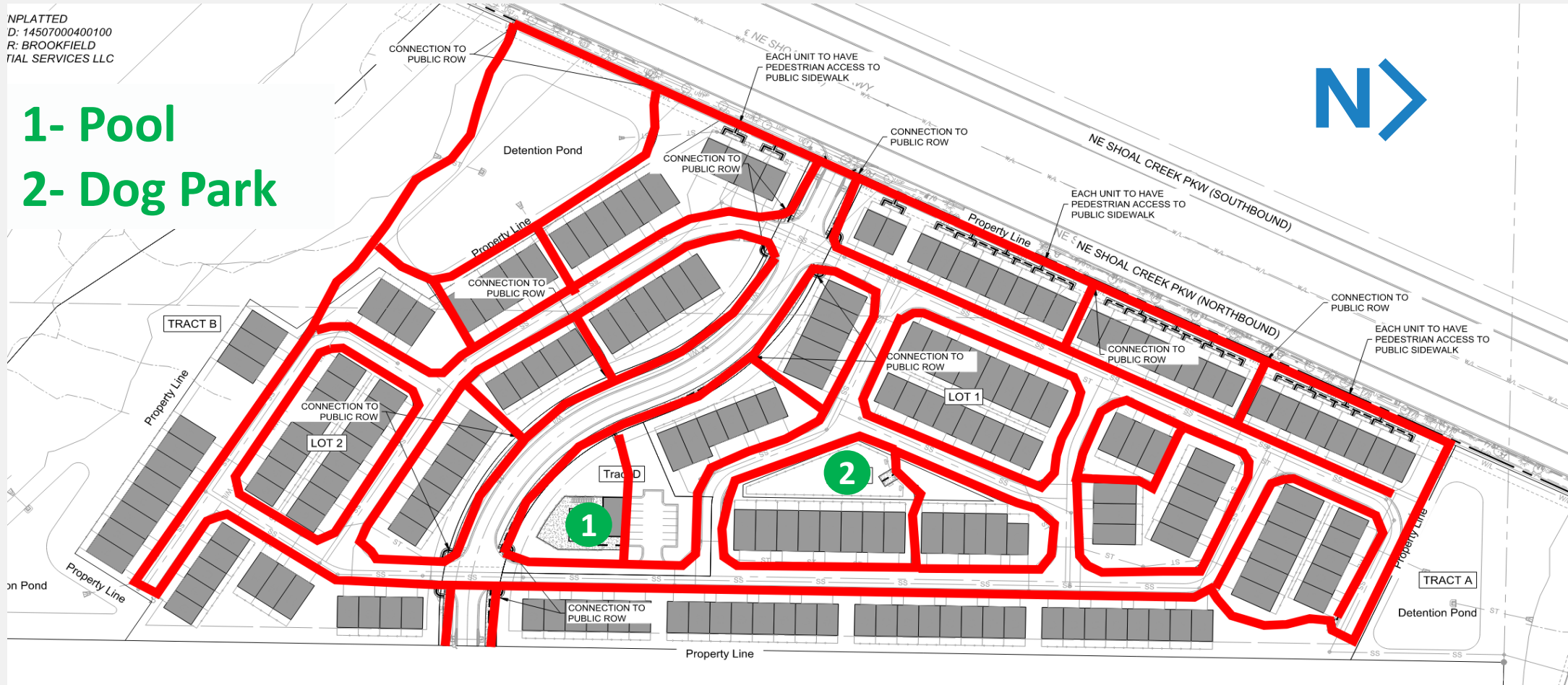
# Site Plan



# Site Data

- 193 residential townhome units on 2 lots
- Applicant has potential to file a condominium plat after to sell units to owners
- Homeowners Association would be responsible for maintenance of landscaping and exterior of the buildings for all units
- Units along Shoal Creek Parkway and the public east-west street will face the street with rear loaded garages
- Amenities within the development include walking trails, a swimming pool, and a dog park
- Fences within the development will be constructed of ornamental metal



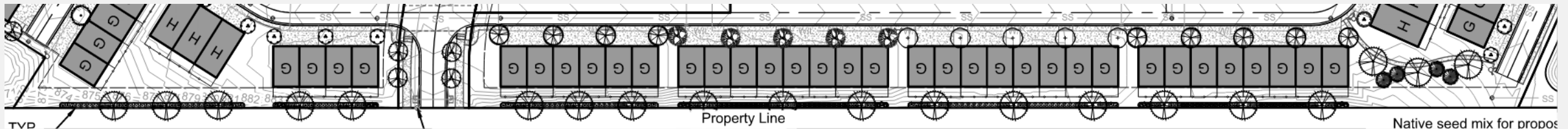
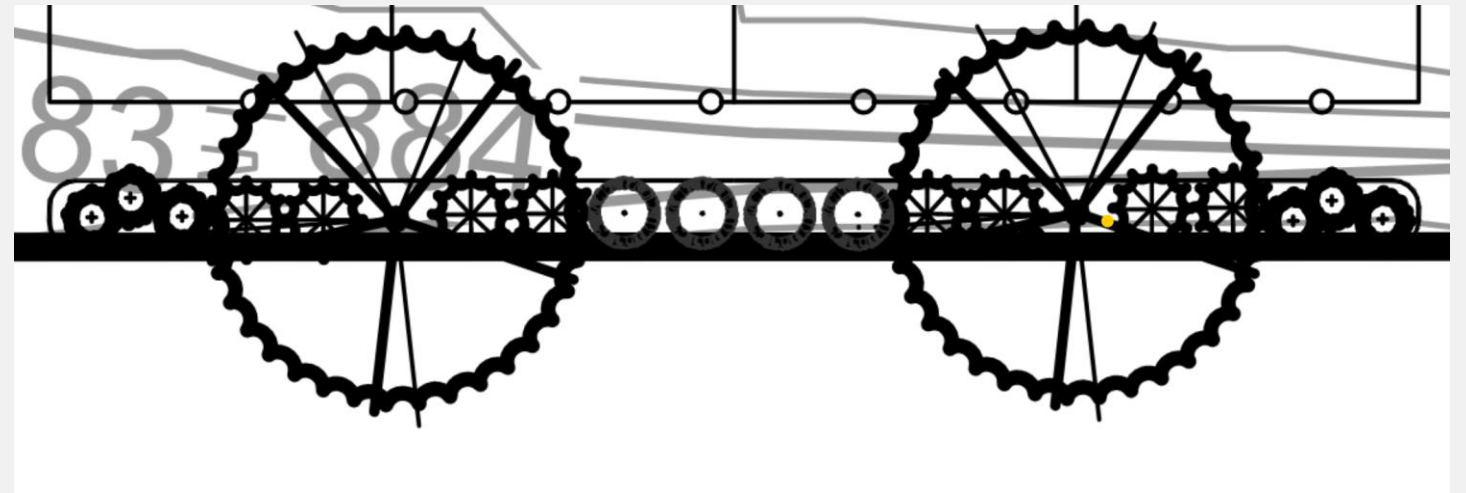


# Landscape Buffer

Applicant has provided additional landscape screening to the east to buffer Davidson Farms from their property.

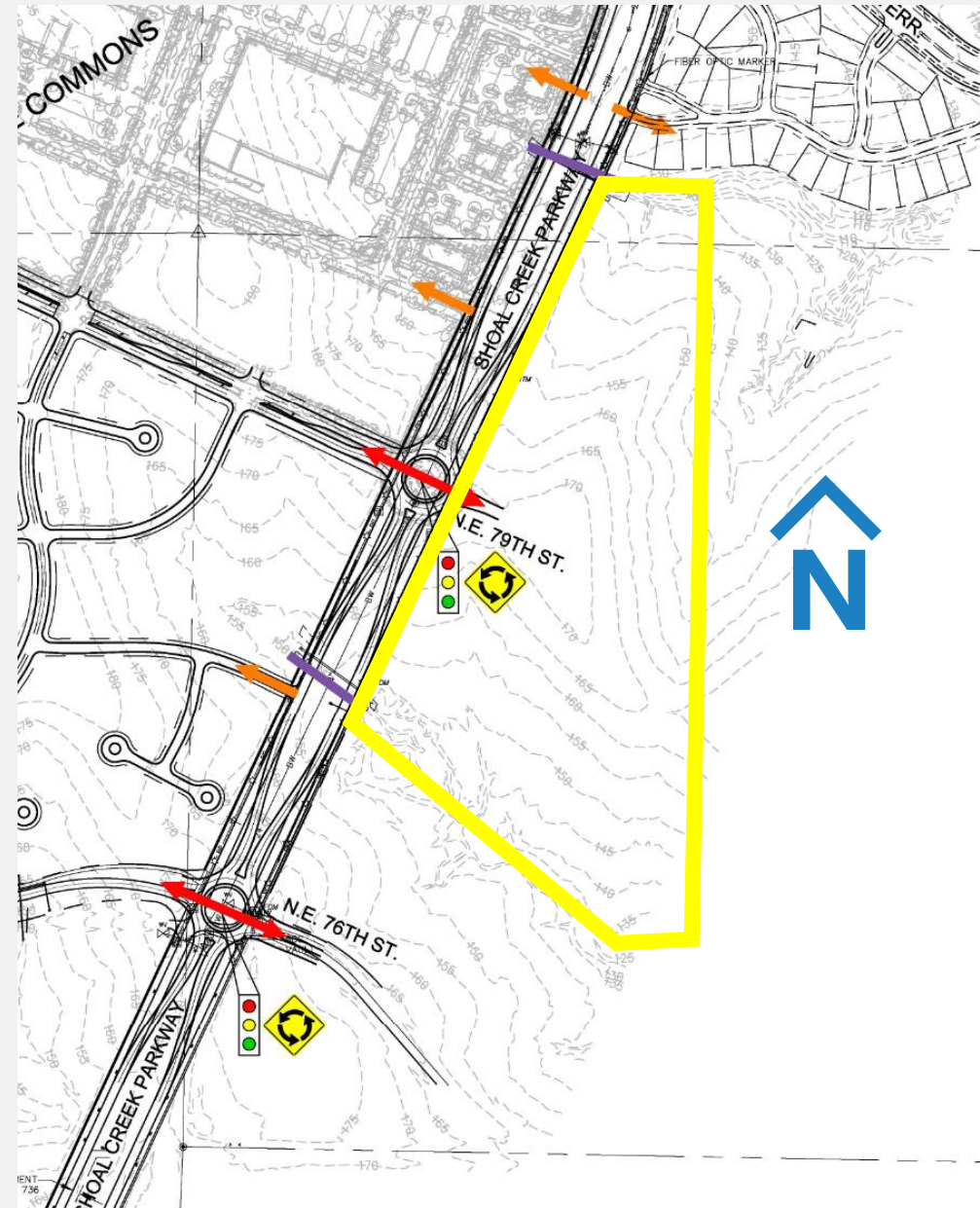
Provided after concerns raised at neighborhood meeting.

Not required by the Zoning and Development Code or Shoal Creek Plan.

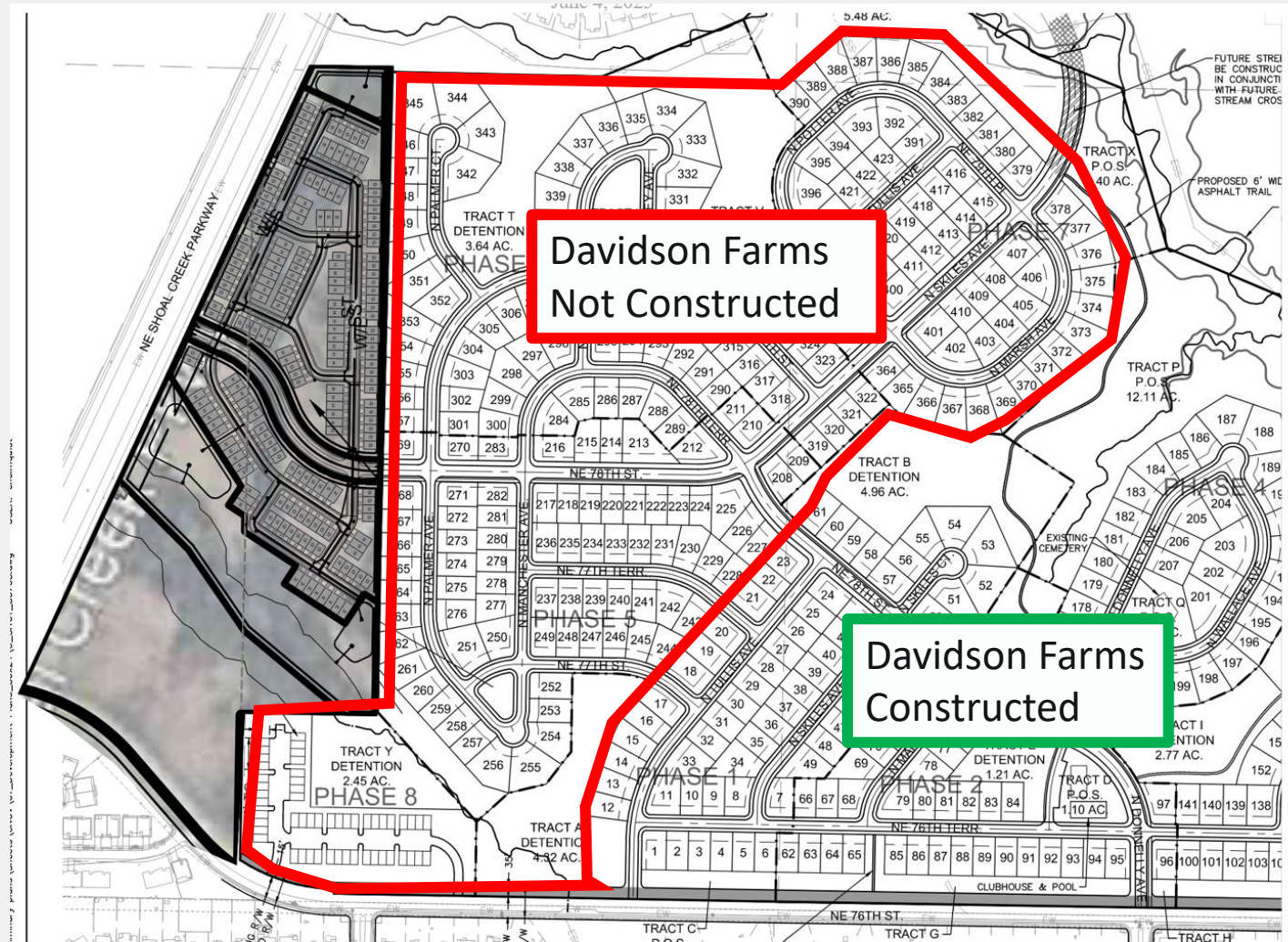


# Future Shoal Creek Alignment

- Plan provided by the Department of Parks and Recreation
- Calls for traffic circle or signalized intersection
- To be constructed by the Parks Department when surrounding development warrants intersection- no current timeline.
- Current ingress/egress will be right-in/right-out only



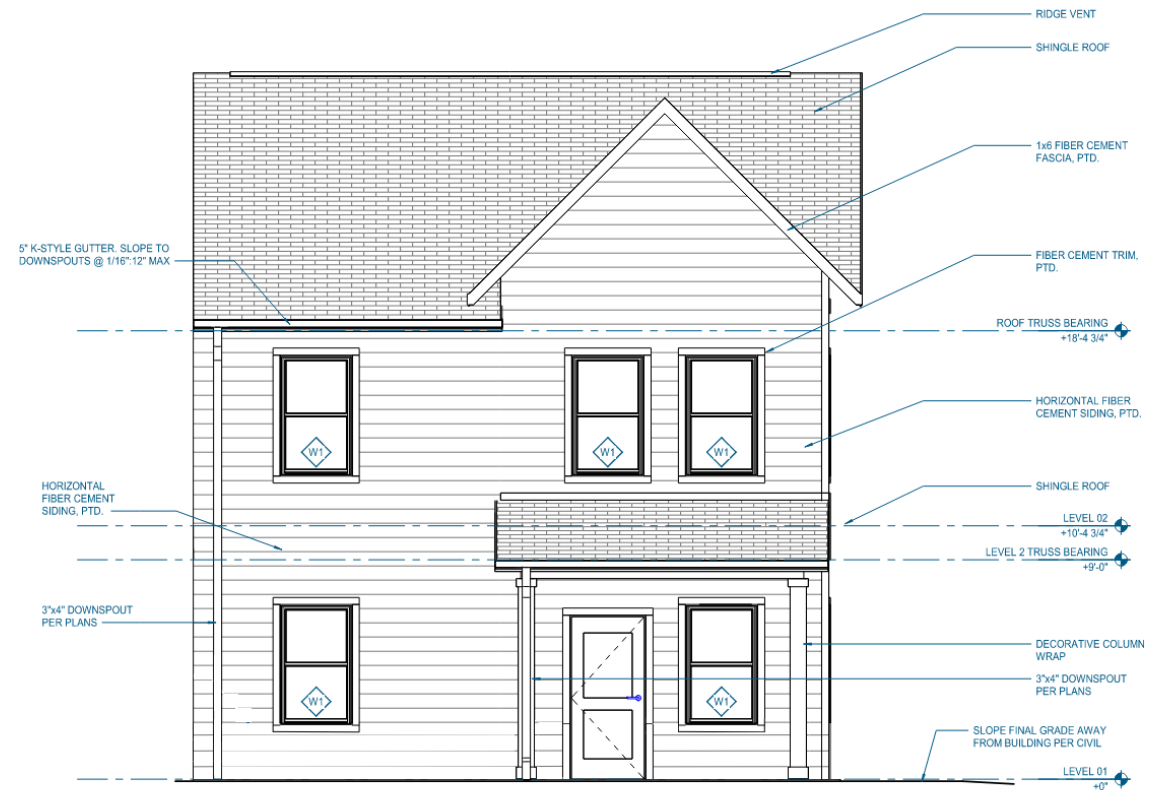




# Traffic Impact Study

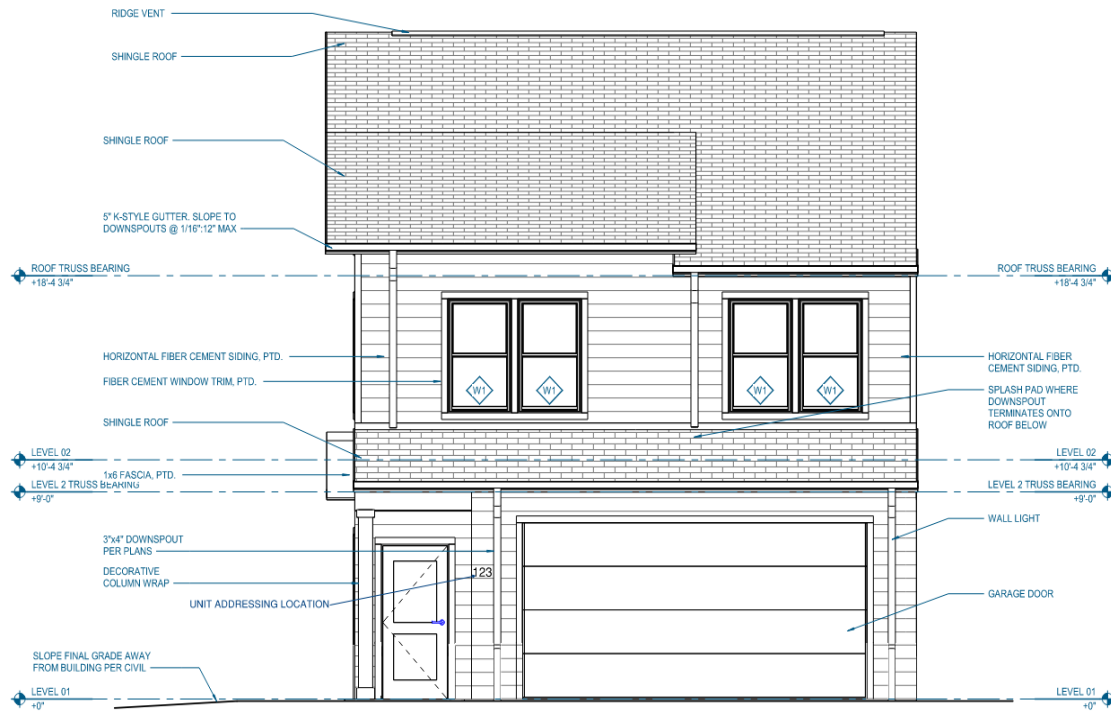
- Public Works did not require a Traffic Impact Study for this site.
- Missouri Department of Transportation (MoDOT) requested a study for the intersection of Missouri Route 152 and Northeast Shoal Creek Parkway to determine if improvements are needed to be made to the left and/or right turn movements from NB Shoal Creek Parkway onto MO 152.
- The applicant has submitted a study which found that the intersection is expected to operate similarly when compared to existing conditions and proposed conditions with an average vehicle delay increase of less than two seconds per vehicle.
- MoDOT has not signed off on this at this time. Their written approval of the study is required prior to this case being heard by City Council.

# Elevations- Griffin Unit

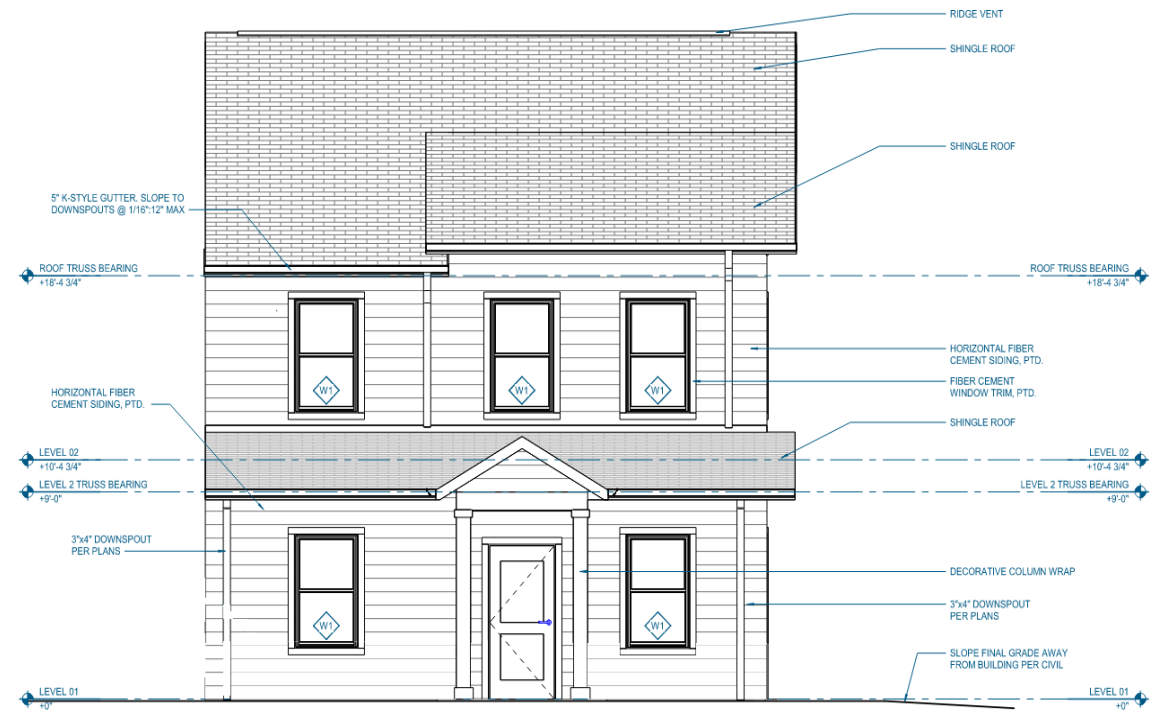




# Elevations- Hampton Unit



**A18 H2\* - BACK ELEVATION**  
1/4" = 1'-0" | A-167



**A09 H2\* - FRONT ELEVATION**  
1/4" = 1'-0" | A-167

# Staff Recommendation Docket Item #6

Case No. CD-CPC-2025-00046      **Approval with Conditions**

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