

# **Docket Item #3**

# **CD-CPC-2025-00190**

## **Zoning Code Text Amendment**

Shoal Creek Special Purpose District Text Amendment (88-255)

February 4, 2026

*Prepared for*

City Plan commission





 **KANSAS CITY  
MISSOURI**  
City Council  
Approved without Conditions  
Ord. No. 260015 Date: 1/15/2026  
*Jane Gabriel*  
For the Director

# SHOAL CREEK COMMUNITY PLAN

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

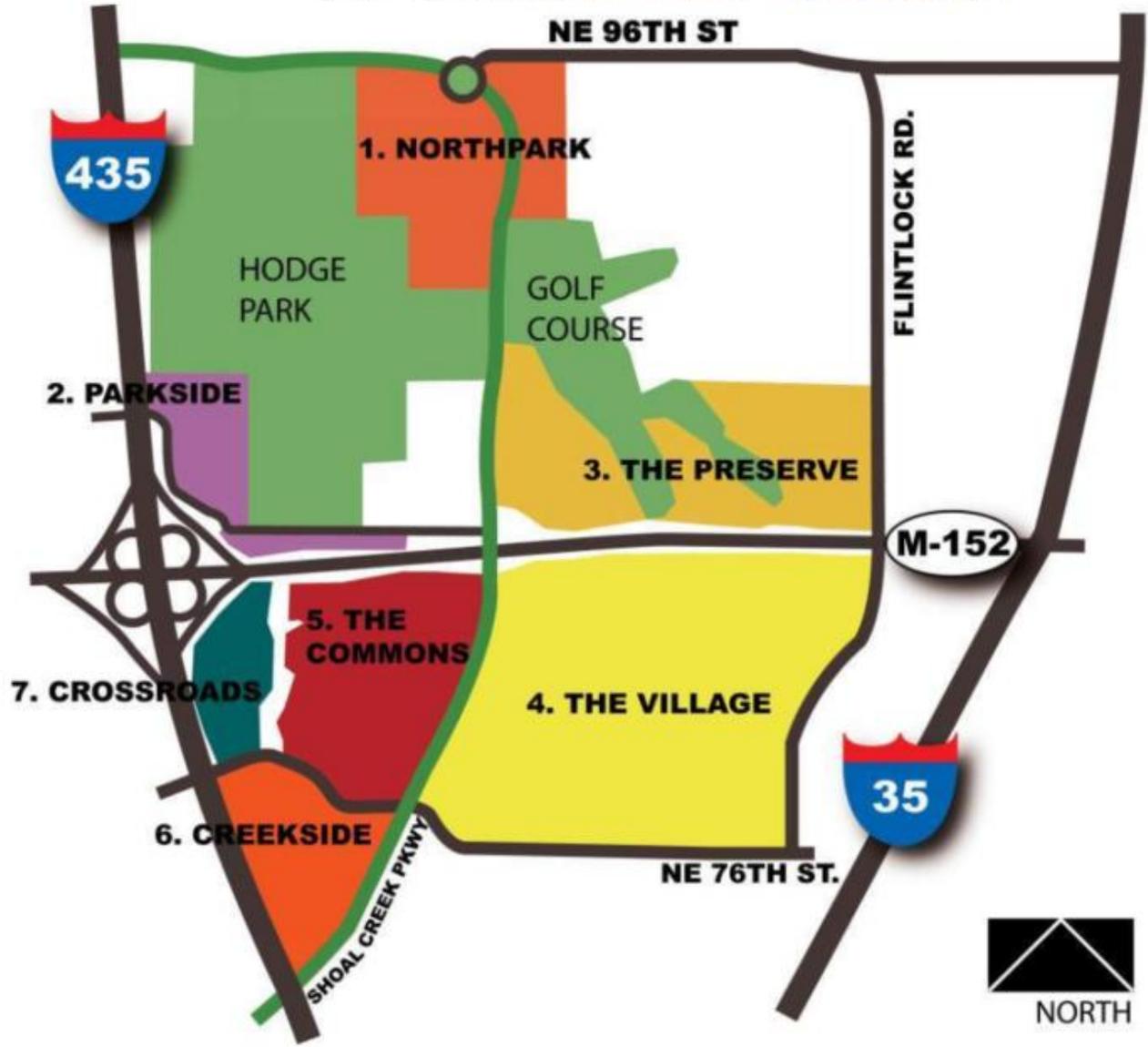


Updated - August 2025

Updated - August 2015

Updated - February 2010

Original - 2000



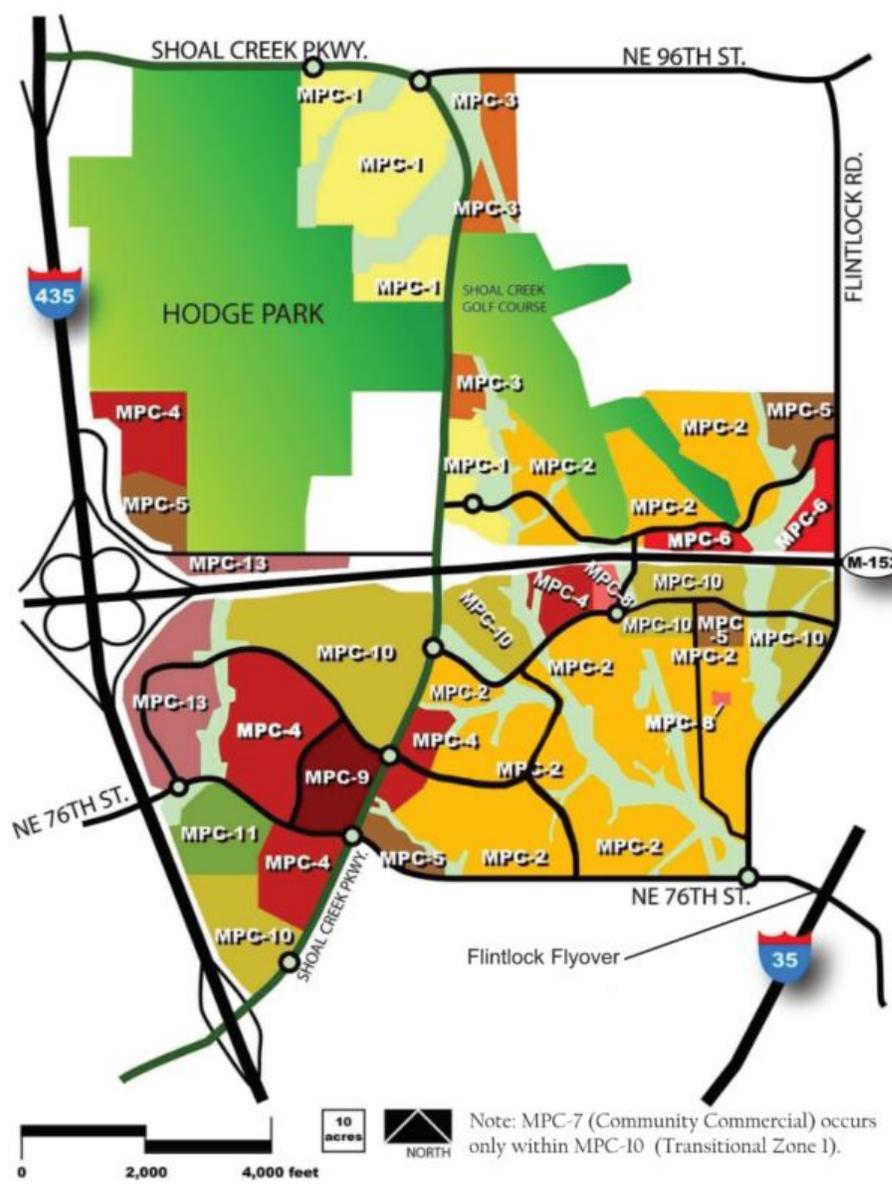
*The Neighborhoods of Shoal Creek Valley*

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

Exhibit E : Neighborhood Map



Exhibit H: Proposed Land Use Plan



- MPC-1**  
Residential Low  
0 to 3 du/acres
- MPC-2**  
Residential Medium  
0 to 8 du/acres
- MPC-3**  
Residential High 1  
0 to 12 du/acres
- MPC-4**  
Residential High 2  
0 to 24 du/acres
- MPC-5**  
Residential High 3  
0 to 48 du/acres
- MPC-6**  
Neighborhood-Commercial  
0.33 FAR
- MPC-7**  
Community-Commercial  
0.33 FAR
- MPC-8**  
Neighborhood Mixed-Use  
Commercial: 0.50 FAR  
Residential: 0 to 12 du/acre
- MPC-9**  
Community Mixed-Use  
Commercial: 1.00 FAR  
Residential: 0 to 12 du/acre
- MPC-10**  
Transitional 1  
Office: MPC-13: 0.5 FAR  
Residential: MPC 5: 0-48 du/acre  
Commercial MPC-7: 0.33 FAR
- MPC-11**  
Transitional 2  
Office: MPC-13: 0.5 FAR  
Residential: MPC 5: 0-48 du/acre
- MPC-12**  
Office 1  
0.33 FAR
- MPC-13**  
Office 2  
0.5 FAR
- MPC-14**  
Parks and Open Space
- Parks & Recreation**

Note: MPC-7 (Community Commercial) occurs only within MPC-10 (Transitional Zone 1).

Updated - August 2025  
Updated - August 2015

# Proposed Changes – Remove and Refer to Community Master Plan

- Removal of specific application submittal requirements and refer to Community Master Plan, which refers to Director's Minimum Submittal Requirements
- Removal of list of permitted uses
- Removal of performance standards outside of the jurisdiction of Ch. 88
- Removal of public improvement requirements
- Removal of application requirements for final plans and final plats.

# Staff Recommendation

**Case No. CD-CPC-2025-00190**

Approval