



# Kansas City

414 E. 12th Street  
Kansas City, MO  
64106

## Legislation Text

---

**File #:** 260015

---

### ORDINANCE NO. 260015

Approving amendments to the Shoal Creek Special Purpose District by rezoning about 1,756 acres from SC to SC generally located between N.E. 96th Street/N.E. Shoal Creek Parkway on the north, N.E. 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 and CD-CPC-2025-00154)

#### BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1520, said section to read as follows:

Section 88-20A-1520. That an area legally described as:

The Village:

All that part of the Southwest Quarter and Southeast Quarter of Section 10, and all that part of the Southwest Quarter of Section 11, and all that part of the Northwest Quarter of Section 14, and all that part of the Northeast Quarter and Northwest Quarter of Section 15, all in Township 51 North, Range 32 West, and including all of The Village First Plat, The Village Second Plat, The Village Third Plat, The Village Fourth Plat, The Village Fifth Plat, The Village Sixth Plat, The Village Seventh Plat, The Village Eighth Plat, The Plaza @ Shoal Creek, Plaza @ Shoal Creek Second Plat, in the City of Kansas City, Clay County, Missouri, all being more particularly described as follows: commencing at the southeast corner of the Northeast Quarter of said Section 15, thence North 00 degrees 32 minutes 06 seconds East, with the east line of the Northeast Quarter of said Section 15, a distance of 25.00 feet to a point on the north right-of-way line of NE 76 Street, said point being the point of beginning; thence North 89 degrees 04 minutes 45 seconds West, with the north right-of-way line of NE 76th Street, and parallel with the south line of the Northeast Quarter of said Section 15, a distance of 2,644.15 feet; thence North 88 degrees 55 minutes 49 seconds West, continuing with the north right-of-way line of NE 76th Street, and now parallel with the south line of the Northwest Quarter of said Section 15, a distance of 1,408.75 feet; thence North 01 degree 04 minutes 11 seconds East, continuing with the north right-of-way line of NE 76th Street, a distance of 15.00 feet; thence continuing with the north right-of-way line of NE 76th Street on a curve to the right having a

radius of 564.69 feet, a central angle of 48 degrees 06 minutes 00 seconds, with an initial tangent bearing of North 88 degrees 55 minutes 49 seconds West, an arc distance of 474.06 feet; thence North 40 degrees 50 minutes 00 seconds West, continuing with the north right-of-way line of NE 76th Street, a distance of 329.82 feet to a point of curvature; thence continuing with the north right-of-way line of NE 76th Street on a curve to the left having a radius of 645.33 feet, a central angle of 37 degrees 06 minutes 09 seconds, an arc distance of 417.89 feet to a point on the east right-of-way line of NE Shoal Creek Parkway; thence North 25 degrees 05 minutes 50 seconds East, with the east right-of-way line of NE Shoal Creek Parkway, a distance of 2,148.27 feet to a point on the south line of the Southwest Quarter of aforesaid Section 10; thence continuing North 25 degrees 05 minutes 50 seconds East, with the east right-of-way line of NE Shoal Creek Parkway, a distance of 229.10 feet to a point of curvature; thence continuing with the east right-of-way line of NE Shoal Creek Parkway on a curve to the left having a radius of 3,757.05 feet, a central angle of 23 degrees 45 minutes 24 seconds, an arc distance of 1,557.79 feet to a point on the south right-of-way line of Missouri Highway Route 152; thence South 89 degrees 24 minutes 42 seconds East, with the south right-of-way line of Missouri Highway Route 152, a distance of 36.89 feet; thence North 00 degrees 35 minutes 15 seconds East, continuing with the south right-of-way line of Missouri Highway Route 152, a distance of 190.00 feet; thence North 55 degrees 35 minutes 04 seconds East, continuing with said right-of-way, a distance of 142.47 feet; thence continuing with said right-of-way on a curve to the left having a radius of 1,004.93 feet, a central angle of 20 degrees 01 minute 15 seconds, with an initial tangent bearing of North 85 degrees 32 minutes 36 seconds East, an arc distance of 351.15 feet; thence North 65 degrees 28 minutes 33 seconds East, continuing with said right-of-way line, a distance of 226.83 feet; thence North 88 degrees 40 minutes 30 seconds East, continuing with the south right-of-way line of Missouri Highway Route 152, a distance of 401.70 feet to a point on the west line of the Southeast Quarter of said Section 10; thence continuing North 88 degrees 40 minutes 30 seconds East, with said right-of-way line, a distance of 6.89 feet; thence North 80 degrees 54 minutes 14 seconds East, continuing with said right-of-way line, a distance of 942.85 feet; thence continuing with said right-of-way line on a curve to the right having a radius of 11,314.16 feet, a central angle of 05 degrees 48 minutes 09 seconds, with an initial tangent bearing of North 85 degrees 35 minutes 18 seconds East, an arc distance of 1,145.83 feet; thence South 84 degrees 56 minutes 12 seconds East, continuing with said right-of-way line, a distance of 343.49 feet; thence North 84 degrees 46 minutes 54 seconds East, continuing with the south right- of-way line of Missouri Highway Route 152, a distance of 186.62 feet to a point on the west line of the Southwest Quarter of aforesaid Section 11; thence continuing North 84 degrees 46 minutes 54 seconds East, with said right-of-way line, a distance of 213.04 feet; thence South 88 degrees 36 minutes 33 seconds East, continuing with the south right-of-way line of Missouri Highway Route 152, a distance of 1,115.04 feet; thence South 57 degrees 39 minutes 01 second East, continuing with said right-of-way line, a distance of 58.36 feet; thence South 88 degrees 36 minutes 48 seconds East,

continuing with said right-of-way line, a distance of 150.00 feet; thence North 80 degrees 04 minutes 36 seconds East, continuing with said right-of-way line, a distance of 152.97 feet; thence South 88 degrees 36 minutes 33 seconds East, continuing with the south right-of-way line of Missouri Highway Route 152, a distance of 805.18 feet to a point on the west right-of-way of N Flintlock Road; thence with the west right-of-way line of N Flintlock Road on a curve to the right having a radius of 84.00 feet, a central angle of 41 degrees 12 minutes 55 seconds, with an initial tangent bearing of South 40 degrees 47 minutes 25 seconds East, an arc distance of 60.42 feet; thence South 00 degrees 25 minutes 30 seconds West, continuing with the west right-of-way line of N Flintlock Road, a distance of 423.41 feet to a point of curvature; thence continuing with said right-of-way line on a curve to the left having a radius of 1,142.00 feet, a central angle of 04 degrees 06 minutes 52 seconds, an arc distance of 82.01 feet to a point of reverse curvature; thence continuing with said right-of-way line on a curve to the right having a radius of 1,100.00 feet, a central angle of 18 degrees 26 minutes 37 seconds, an arc distance of 354.09 feet to a point of compound curvature; thence continuing with said right-of-way line on a curve to the right having a radius of 1,750.00 feet, a central angle of 22 degrees 09 minutes 44 seconds, an arc distance of 676.91 feet; thence South 36 degrees 54 minutes 59 seconds West, continuing with the west right-of-way line of N Flintlock Road, a distance of 756.34 feet; thence South 36 degrees 55 minutes 52 seconds West, continuing with said right-of-way line, a distance of 363.50 feet to a point on the north line of the Northwest Quarter of aforesaid Section 14; thence continuing South 36 degrees 55 minutes 52 seconds West, with said right-of-way line, a distance of 109.38 feet to a point of curvature; thence continuing with said right-of-way on a curve to the left having a radius of 1,332.00 feet, a central angle of 09 degrees 23 minutes 27 seconds, an arc distance of 218.32 feet; thence South 37 degrees 14 minutes 44 seconds West, continuing with said right-of-way line, a distance of 17.01 feet to a point of curvature; thence continuing with said right-of-way line on a curve to the left having a radius of 390.00 feet, a central angle of 31 degrees 34 minutes 54 seconds, an arc distance of 214.97 feet; thence continuing with said right-of-way line on a curve to the left having a radius of 1332.00 feet, a central angle of 16 degrees 26 minutes 18 seconds, with an initial tangent bearing of South 17 degrees 41 minutes 25 seconds West, an arc distance of 382.15 feet; thence South 01 degree 15 minutes 13 seconds West, continuing with the west right-of-way line of N Flintlock Road, a distance of 144.17 feet to a point of curvature; thence continuing with said right-of-way line on a curve to the right having a radius of 25.00 feet, a central angle of 90 degrees 00 minutes 00 seconds, an arc distance of 39.27 feet; thence North 88 degrees 44 minutes 47 seconds West, continuing with said right-of-way line, a distance of 12.00 feet; thence South 01 degrees 15 minutes 13 seconds West, continuing with said right-of-way line, a distance of 60.00 feet; thence South 88 degrees 44 minutes 47 seconds East, continuing with said right-of-way line, a distance of 12.00 feet to a point of curvature; thence continuing with said right-of-way line on a curve to the right having a radius of 25.00 feet, a central angle of 90 degrees 00 minutes 00 seconds, an arc distance of 39.27 feet; thence South 01 degrees 15 minutes 13 seconds West, continuing with

the west right-of-way line of N Flintlock Road, a distance of 640.00 feet to a point of curvature; thence continuing with said right-of-way line on a curve to the right having a radius of 25.00 feet, a central angle of 90 degrees 00 minutes 00 seconds, an arc distance of 39.27 feet; thence North 88 degrees 44 minutes 47 seconds West, continuing with said right-of-way line, a distance of 6.00 feet; thence South 01 degree 15 minutes 13 seconds West, continuing with said right-of-way line, a distance of 60.00 feet; thence South 88 degrees 44 minutes 47 seconds East, continuing with said right-of-way line, a distance of 6.00 feet to a point of curvature; thence continuing with said right-of-way line on a curve to the right having a radius of 25.00 feet, a central angle of 90 degrees 00 minute 00 seconds, an arc distance of 39.27 feet; thence South 01 degree 15 minutes 13 seconds West, continuing with the west right-of-way line of N Flintlock Road, a distance of 677.97 feet to a point of curvature; thence continuing with the west right-of-way line of N Flintlock Road on a curve to the right having a radius of 25.00 feet, a central angle of 80 degrees 18 minutes 21 seconds, an arc distance of 35.04 feet; thence South 00 degrees 40 minutes 20 seconds West, continuing with the west right-of-way line of N Flintlock Road, a distance of 18.99 feet to a point on the north right-of-way of NE 76th Street; thence North 89 degrees 34 minutes 44 seconds West, with the north right-of-way line of NE 76th Street, and parallel with the south line of the Northwest Quarter of said Section 14, a distance of 1,148.20 feet to the point of beginning. The above described tract contains 672.10 acres.

The Preserve:

All that part of the Southwest Quarter of Section 3, and all that part of the Northwest Quarter and Northeast Quarter of Section 10, and all that part of the Northwest Quarter of Section 11, all in Township 51 North, Range 32 West, including all of The Preserve First Plat, The Preserve Second Plat, The Preserve Third Plat, The Preserve Fourth Plat, The Preserve Fourth Plat – Single Family, The Preserve Sixth Plat, Carrington Place at Shoal Creek, Shoppes at Shoal Creek, and Shoal Creek Veterinary Clinic, all in the City of Kansas City, Clay County, Missouri, and all being more particularly described as follows: beginning at the northwest corner of the Northwest Quarter of said Section 11, thence South 89 degrees 24 minutes 54 seconds East, with the north line of the Northwest Quarter of said Section 11, a distance of 2,533.27 feet to a point on the west right-of-way line of N Flintlock Road; thence South 00 degrees 26 minutes 45 seconds West, with the west right-of-way line of N Flintlock Road, and parallel with the east line of the Northwest Quarter of said Section 11, a distance of 831.98 feet; thence continuing with the west right-of-way line of N Flintlock Road on a curve to the right having a radius of 4,986.00 feet, a central angle of 04 degrees 33 minutes 13 seconds, with an initial tangent bearing of South 00 degrees 00 minutes 17 seconds West, an arc distance of 396.28 feet to a point of reverse curvature; thence continuing with the west right-of-way line of N Flintlock Road on a curve to the left having a radius of 5,054.00 feet, a central angle of 04 degrees 06 minutes 45 seconds, an arc distance of 362.76 feet; thence South 00 degrees 26 minutes 45 seconds West, continuing with the west right-of-way of N

Flintlock Road, and parallel with the east line of the Northwest Quarter of said Section 11, a distance of 623.59 feet to a point of curvature; thence continuing with said right-of-way line on a curve to the right having a radius of 21.00 feet, a central angle of 64 degrees 38 minutes 06 seconds, an arc distance of 23.69 feet; thence South 00 degrees 26 minutes 45 seconds West, continuing with the west right-of-way line of N Flintlock Road, and parallel with the east line of the Northwest Quarter of said Section 11, a distance of 309.74 feet to a point on the north right-of-way line of Missouri Highway Route 152; thence North 88 degrees 36 minutes 33 seconds West, with the north right-of-way line of Missouri Highway Route 152, a distance of 674.68 feet; thence South 89 degrees 06 minutes 01 seconds West, continuing with the north right-of-way line of Missouri Highway Route 152, a distance of 100.08 feet; thence North 88 degrees 36 minutes 33 seconds West, continuing with said right-of-way line, a distance of 745.00 feet; thence North 82 degrees 41 minutes 18 seconds West, continuing with said right-of-way line, a distance of 135.72 feet; thence South 87 degrees 44 minutes 59 seconds West, continuing with said right-of-way line, a distance of 220.45 feet; thence North 88 degrees 36 minutes 33 seconds West, continuing with said right-of-way line, a distance of 600.00 feet; thence North 81 degrees 35 minutes 33 seconds West, continuing with said right-of-way line, a distance of 17.31 feet to a point on the east line of the Northeast Quarter of aforesaid Section 10; thence continuing North 81 degrees 35 minutes 33 seconds West, with the north right-of-way line of Missouri Highway Route 152, a distance of 179.16 feet; thence North 73 degrees 54 minutes 20 seconds West, continuing with said right-of-way line, a distance of 145.77 feet; thence North 88 degrees 36 minutes 33 seconds West, continuing with said right-of-way line, a distance of 203.78 feet; thence South 84 degrees 36 minutes 53 seconds West, continuing with said right-of-way line, a distance of 521.95 feet; thence South 88 degrees 36 minutes 50 seconds West, continuing with said right-of-way line, a distance of 263.53 feet; thence North 00 degrees 21 minutes 04 seconds East, continuing with the north right-of-way line of Missouri Highway Route 152, a distance of 83.23 feet; thence South 86 degrees 32 minutes 59 seconds West, continuing with said right-of-way line, a distance of 399.67 feet; thence South 88 degrees 16 minutes 38 seconds West, continuing with said right-of-way line, a distance of 852.64 feet; thence North 88 degrees 24 minutes 09 seconds West, continuing with said right-of-way line, a distance of 54.51 feet to a point on the east line of the Northwest Quarter of said Section 10; thence continuing North 88 degrees 24 minutes 09 seconds West, and continuing with the north right-of-way line of Missouri Highway Route 152, a distance of 174.73 feet; thence continuing with said right-of-way line on a curve to the right having a radius of 482.96 feet, a central angle of 29 degrees 36 minutes 45 seconds, with an initial tangent bearing of North 88 degrees 34 minutes 49 seconds West, an arc distance of 249.61 feet; thence North 54 degrees 45 minutes 47 seconds West, continuing with said right-of-way line, a distance of 280.53 feet; thence continuing with said right-of-way line on a curve to the left having a radius of 682.96 feet, a central angle of 30 degrees 30 minutes 49 seconds, with an initial tangent bearing of North 58 degrees 48 minutes 14 seconds West, an arc distance of 363.72 feet; thence North 39 degrees 52 minutes

53 seconds West, continuing with the north right-of-way line of Missouri Highway Route 152, a distance of 98.23 feet; thence North 89 degrees 29 minutes 33 seconds West, continuing with the north right-of-way line of Missouri Highway Route 152, a distance of 52.13 feet to a point on the east right-of-way line of NE Shoal Creek Parkway; thence North 00 degrees 34 minutes 36 seconds East, with the east right-of-way line of NE Shoal Creek Parkway, a distance of 1,701.18 feet; thence North 04 degrees 11 minutes 57 seconds East, continuing with the east right-of-way line of NE Shoal Creek Parkway, a distance of 120.59 feet; thence North 00 degrees 25 minutes 07 seconds West, a distance of 42.91 feet; thence continuing with said right-of-way line on a curve to the right having a radius of 2,764.79 feet, a central angle of 05 degrees 10 minutes 31 seconds, with an initial tangent bearing of North 03 degrees 51 minutes 58 seconds East, an arc distance of 249.73 feet to a point of reverse curvature; thence continuing with said right-of-way on a curve to the left having a radius of 2,928.35 feet, a central angle of 00 degrees 45 minutes 43 seconds, an arc distance of 38.95 feet to a point on the south line of the Southwest Quarter of aforesaid Section 3; thence continuing with the east right-of-way line of NE Shoal Creek Parkway on a curve to the left having a radius of 2,928.35 feet, a central angle of 07 degrees 34 minutes 35 seconds, an arc distance of 387.22 feet; thence North 00 degrees 42 minutes 11 seconds East, continuing with the east right-of-way of NE Shoal Creek Parkway, a distance of 185.15 feet; thence South 87 degrees 42 minutes 40 seconds East, and no longer with the east right-of-way line of NE Shoal Creek Parkway, a distance of 497.44 feet; thence South 22 degrees 26 minutes 38 seconds East, a distance of 611.58 feet to a point on the north line of the Northwest Quarter of aforesaid Section 10; thence continuing South 22 degrees 26 minutes 38 seconds East, a distance of 120.78 feet; thence South 46 degrees 52 minutes 27 seconds East, a distance of 337.90 feet to a point on the west line of the Northeast Quarter of said Section 10; thence continuing South 46 degrees 52 minutes 27 seconds East, a distance of 960.84 feet; thence South 17 degrees 56 minutes 23 seconds East, a distance of 700.95 feet; thence South 29 degrees 54 minutes 30 seconds East, a distance of 544.83 feet; thence South 01 degree 35 minutes 04 seconds East, a distance of 264.08 feet; thence North 88 degrees 24 minutes 56 seconds East, a distance of 385.94 feet to a point of curvature; thence on a curve to the left having a radius of 290.00 feet, a central angle of 79 degrees 54 minutes 43 seconds, an arc distance of 404.47 feet; thence North 17 degrees 29 minutes 56 seconds West, a distance of 929.24 feet; thence North 27 degrees 19 minutes 54 seconds West, a distance of 558.50 feet; thence North 25 degrees 03 minutes 31 seconds East, a distance of 67.94 feet; thence North 88 degrees 48 minutes 31 seconds East, a distance of 436.70 feet; thence South 55 degrees 00 minutes 30 seconds East, a distance of 707.74 feet; thence South 21 degrees 05 minutes 10 seconds East, a distance of 328.53 feet; thence South 50 degrees 22 minutes 13 seconds East, a distance of 148.00 feet to a point on the west line of the Northwest Quarter of aforesaid said Section 11; thence continuing South 50 degrees 22 minutes 13 seconds East, a distance of 1,035.79 feet; thence South 66 degrees 03 minutes 11 seconds East, a distance of 105.76 feet; thence North 80 degrees 22 minutes 21 seconds East, a distance of 105.76 feet; thence North 29 degrees 14

minutes 22 seconds East, a distance of 201.67 feet; thence North 23 degrees 15 minutes 10 seconds West, a distance of 588.10 feet; thence North 56 degrees 43 minutes 00 seconds West, a distance of 934.69 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 139.25 feet; thence North 36 degrees 15 minutes 54 seconds West, a distance of 133.14 feet to a point on the east line of the Northeast Quarter of aforesaid Section 10; thence continuing North 36 degrees 15 minutes 54 seconds West, a distance of 667.33 feet; thence North 52 degrees 57 minutes 26 seconds West, a distance of 164.29 feet to a point on the north line of the Northeast Quarter of said Section 10; thence South 88 degrees 10 minutes 56 seconds East, with the north line of the Northeast Quarter of said Section 10, a distance of 529.96 feet to the point of beginning. The above described tract contains 276.95 acres.

The Commons:

All that part of the Southeast Quarter of Section 9, the Southwest Quarter of Section 10, the Northwest Quarter of Section 15, and the Northeast Quarter of Section 16, all in Township 51 North, Range 32 West, of the Fifth Principal Meridian, in the City of Kansas City, Clay County, Missouri, more particularly described as follows: commencing at the northeast corner of the Northeast Quarter of said Section 16, said point being the common corner to Sections 9, 10, 15, and 16, thence South 00 degrees 58 minutes 18 seconds West, with the east line of the Northeast Quarter of said Section 16, a distance of 1,950.24 feet to a point on the west right-of-way of Shoal Creek Parkway, said point being the point of beginning; thence South 25 degrees 05 minutes 50 seconds West, with the west right-of-way of Shoal Creek Parkway, a distance of 3.73 feet to a point on the north right-of-way of NE 76th Street; thence North 88 degrees 55 minutes 06 seconds West, with the north right-of-way of NE 76th Street, a distance of 388.66 feet to a point of curvature; thence continuing with the north right-of-way of NE 76th Street, on a curve to the right having a radius of 1,597.02 feet, a central angle of 40 degrees 02 minutes 26 seconds, an arc distance of 1,116.06 feet; thence North 48 degrees 52 minutes 40 seconds West, continuing with the north right-of-way of NE 76th Street, a distance of 441.31 feet to a point of curvature; thence continuing with the north right-of-way of NE 76th Street, on a curve to the left having a radius of 790.00 feet, a central angle of 12 degrees 39 minutes 13 seconds, an arc distance of 174.47 feet to a point of compound curvature; thence continuing with the north right-of-way of NE 76th Street on a curve to the left having a radius of 782.86 feet, a central angle of 24 degrees 11 minutes 45 seconds, an arc distance of 330.60 feet; thence North 03 degrees 09 minutes 54 seconds West, and no longer with the north right-of-way of NE 76th Street, a distance of 472.78 feet; thence North 27 degrees 24 minutes 23 seconds East, a distance of 434.17 feet; thence North 08 degrees 08 minutes 18 seconds East, a distance of 207.13 feet to a point on the south line of the Southeast Quarter of said Section 9; thence continuing North 08 degrees 08 minutes 18 seconds East, a distance of 208.57 feet; thence North 02 degrees 56 minutes 16 seconds West, a distance of 1,389.05 feet; thence North 34 degrees 54 minutes 08 seconds East, a distance of 277.66 feet to a point on the south right-of-way of Missouri Highway

Route 152; thence South 89 degrees 28 minutes 21 seconds East, with the south right-of-way of Missouri Highway Route 152, a distance of 626.31 feet; thence North 85 degrees 36 minutes 01 seconds East, continuing with the south right-of-way of Missouri Highway Route 152, a distance of 340.00 feet; thence continuing with the North 81 degrees 47 minutes 10 seconds East, a distance of 902.00 feet; thence continuing with the south right-of-way of Missouri Highway Route 152, North 83 degrees 36 minutes 45 seconds East, a distance of 90.18 feet to a point on the west line of the Southwest Quarter of said Section 10; thence continuing North 83 degrees 36 minutes 45 seconds East, with the south right-of-way of Missouri Highway Route 152, a distance of 371.10 feet; thence continuing with the south right-of-way of Missouri Highway Route 152, South 78 degrees 22 minutes 36 seconds East, a distance of 405.76 feet; thence continuing with the south right-of-way of Missouri Highway Route 152, on a curve to the left having a radius of 1,497.40 feet, a central angle of 15 degrees 59 minutes 31 seconds, with an initial tangent bearing of South 78 degrees 30 minutes 06 seconds East, an arc distance of 417.95 feet; thence South 72 degrees 35 minutes 51 seconds East, continuing with the south right-of-way of Missouri Highway Route 152, a distance of 86.95 feet; thence continuing with the south right-of-way of Missouri Highway Route 152, South 00 degrees 35 minutes 18 seconds West, a distance of 190.00 feet; thence continuing with the south right-of-way of Missouri Highway Route 152, South 89 degrees 24 minutes 42 seconds East, a distance of 43.09 feet to a point on the west right-of-way of NE Shoal Creek Parkway; thence with the west right-of-way of NE Shoal Creek Parkway on a curve to the right having a radius of 3,557.05 feet, a central angle of 23 degrees 42 minutes 52 seconds, with an initial tangent bearing of South 01 degrees 22 minutes 58 seconds West, an arc distance of 1,472.24 feet; thence continuing with the west right-of-way of NE Shoal Creek parkway, South 25 degrees 05 minutes 50 seconds West, a distance of 317.19 feet to a point on the north line of the Southwest Quarter of said Section 15; thence continuing South 25 degrees 05 minutes 50 seconds West, with the west right-of-way of NE Shoal Creek Parkway, a distance of 2,131.66 feet to the point of beginning. The above described tract contains 241.83 acres.

Crossroads:

All that part of Section 9 and 16, Township 51 North, Range 32 West, in the City of Kansas City, Clay County, Missouri, more particularly described as follows: commencing at the northeast corner of the Northeast Quarter of said Section 16, thence South 89 degrees 46 minutes 59 seconds West, with the north line of the Northeast Quarter of said Section 16, a distance of 2,030.63 feet to the point of beginning; thence South 08 degrees 08 minutes 18 seconds West, a distance of 207.13 feet; thence South 27 degrees 24 minutes 23 seconds West, a distance of 434.17 feet; thence South 03 degrees 09 minutes 54 seconds East, a distance of 472.78 feet to a point on the north right-of-way of NE 76th Street; thence with the north right-of-way of NE 76th Street on a curve to the left having a radius of 782.86 feet, a central angle of 25 degrees 13 minutes 58 seconds, with an initial tangent bearing of North 85 degrees 43 minutes 37 seconds West, an arc distance of 344.77 feet; thence South 69 degrees 02 minutes 25 seconds West, continuing

with the north right-of-way of NE 76th Street, a distance of 84.48 feet to a point on the east right-of-way of Interstate 435; thence North 20 degrees 57 minutes 35 seconds West, with the east right-of-way of Interstate 435 and no longer with the north right-of-way of NE 76th Street, a distance of 85.00 feet; thence South 69 degrees 02 minutes 25 seconds West, continuing with the east right-of-way of Interstate 435, a distance of 527.81 feet; thence North 20 degrees 57 minutes 35 seconds West, continuing with the east right-of-way of Interstate 435, a distance of 1,027.80 feet; thence North 21 degrees 10 minutes 27 seconds West, continuing with the east right-of-way of Interstate 435, a distance of 216.14 feet; thence North 05 degrees 06 minutes 08 seconds West, continuing with the east right-of-way of Interstate 435, a distance of 88.31 feet to a point on the south line of the Southwest Quarter of said Section 9; thence continuing North 05 degrees 06 minutes 08 seconds West, continuing with the east right-of-way of Interstate 435, a distance of 403.14 feet; thence North 23 degrees 45 minutes 13 seconds East, continuing with the east right-of-way of Interstate 435, a distance of 566.20 feet; thence North 38 degrees 36 minutes 03 seconds East, continuing with the east right-of-way of Interstate 435, a distance of 807.99 feet; thence North 59 degrees 57 minutes 34 seconds East, continuing with the east right-of-way of Interstate 435, a distance of 375.35 feet to a point on the west line of the Southeast Quarter of said Section 9; thence continuing North 59 degrees 57 minutes 34 seconds East, with the easterly right-of-way of Interstate 435, a distance of 179.27 feet to a point on the south right-of-way of Missouri Highway 152; thence South 89 degrees 28 minutes 21 seconds East, with the south right-of-way of Missouri Highway 152, and no longer with the east right-of-way of Interstate 435, a distance of 537.99 feet; thence South 34 degrees 54 minutes 08 seconds West, and no longer with the south right-of-way of Interstate 435, a distance of 277.66 feet; thence South 02 degrees 56 minutes 16 seconds East, a distance of 1,389.05 feet; thence South 08 degrees 08 minutes 18 seconds West, a distance of 208.57 feet to the point of beginning. The above described tract contains 86.37 acres.

Creekside:

All that part of the Northwest Quarter, the Northeast Quarter and the Southeast Quarter of Section 16, Township 51 North, Range 32 West, in the City of Kansas City, Clay County, Missouri, more particularly described as follows: commencing at the northeast corner of the Northeast Quarter of said Section 16, thence South 00 degrees 58 minutes 18 seconds West, with the east line of the Northeast Quarter of said Section 16, a distance of 1,950.23 feet to a point on the west right-of-way line of NE Shoal Creek Parkway; thence South 25 degrees 05 minutes 50 seconds West, with the west right-of-way line of NE Shoal Creek Parkway, a distance of 91.31 feet to a point on the south right-of-way line of NE 76th Street, said point also being the point of beginning; thence continuing South 25 degrees 05 minutes 50 seconds West, with the west right-of-way line of NE Shoal Creek Parkway, a distance of 672.50 feet to a point on the north line of the Southeast Quarter of said Section 16; thence continuing South 25 degrees 05 minutes 50 seconds West, with the west right-of-way line of NE Shoal Creek Parkway, a

distance of 1,469.90 feet to a point of curvature; thence continuing with the wets right-of-way line of NE Shoal Creek Parkway on a curve to the right having a radius of 1,357.22 feet, a central angle of 23 degrees 56 minutes 35 seconds, an arc distance of 567.16 feet; thence South 49 degrees 02 minutes 25 seconds West, continuing with the west right-of-way line of NE Shoal Creek Parkway, a distance of 120.54 feet; thence South 62 degrees 07 minutes 52 seconds West, continuing with the west right-of-way line of NE Shoal Creek Parkway, a distance of 220.74 feet to a point on the east right-of-way line of Interstate 435; thence North 34 degrees 57 minutes 17 seconds West, with the east right-of-way of Interstate 435, a distance of 963.21 feet; thence North 20 degrees 57 minutes 35 seconds West, continuing with the west right-of-way line of Interstate 435, a distance of 1,255.47 feet to a point on the south line of the Northeast Quarter of said Section 16; thence continuing North 20 degrees 57 minutes 35 seconds West, with the east right-of-way line of Interstate 435, a distance of 144.42 feet to a point on the east line of the Northwest Quarter of said Section 16; thence continuing North 20 degrees 57 minutes 35 seconds West, with the east right-of-way line of Interstate 435, a distance of 252.44 feet; thence North 69 degrees 02 minutes 25 seconds East, continuing with the east right-of-way line of Interstate 435, a distance of 475.57 feet to a point on the west line of the Northeast Quarter of said Section 16; thence continuing North 69 degrees 02 minutes 25 seconds East, with the east right-of-way line of Interstate 435, a distance of 52.24 feet; thence North 20 degrees 57 minutes 35 seconds West, continuing with the east right-of-way line of Interstate 435, a distance of 85.00 feet to a point on the south right-of-way line of NE 76th Street; thence North 69 degrees 02 minutes 25 seconds East, with the south right-of-way line of NE 76th Street, a distance of 84.48 feet to a point of curvature; thence continuing with the south right-of-way line of NE 76th Street on a curve to the right having a radius of 702.86 feet, a central angle of 49 degrees 25 minutes 42 seconds, an arc distance of 606.35 feet to a point of compound curvature; thence continuing with the south right-of-way line of NE 76th Street on a curve to the right having a radius of 710.00 feet, a central angle of 12 degrees 39 minutes 13 seconds, an arc distance of 156.80 feet; thence South 48 degrees 52 minutes 40 seconds East, continuing with the south right-of-way line of NE 76th Street, a distance of 441.31 feet to a point of curvature; thence continuing with the south right-of-way line of NE 76th Street on a curve to the left having a radius of 1,677.02 feet, a central angle of 40 degrees 02 minutes 26 seconds, an arc distance of 1,171.97 feet; thence South 88 degrees 55 minutes 06 seconds East, continuing with the south right-of-way line of NE 76th Street, a distance of 353.02 feet to the point of beginning. The above described tract contains 123.39 acres.

Northpark:

All that part of Sections 3 and 4, Township 51 North, and all that part of Section 34, Township 52 North, all in Range 32 West, in Kansas City, Clay County, Missouri, being more particularly described as follows: Beginning at the southeast corner of the Fractional Northeast Quarter of said Section 4; thence North 89

degrees 59 minutes 53 seconds West along the south line of said Fractional Quarter Section, 843.31 feet to a point on the west line of the east 50 acres of the East Half of said Fractional Quarter Section; thence North 0 degrees 08 minutes 36 seconds East along said west line, 2548.58 feet to a point 40 feet south of the north line of said Fractional Quarter Section, being also a point on the south line of N.E. 96th Street, as now established; thence South 89 degrees 11 minutes 51 seconds East along said south line, 119.90 feet; thence North 87 degrees 56 minute 24 seconds East along said south line, 100.12 feet; thence South 89 degrees 11 minutes 51 seconds East along said south line, 623.41 feet to a point on the east line of said Fractional Quarter Section, being also a point on the west line of the Fractional Northwest Quarter of said Section 3; thence South 89 degrees 18 minutes 43 seconds East along said south line, 341.27 feet; thence continuing easterly along said south line, being a curve to the left, from the last described course as a tangent, having a radius of 2899.82 feet and a central angle of 9 degrees 19 minutes 00 seconds, a distance of 471.53 feet; thence North 81 degrees 22 minutes 17 seconds East along said south line and tangent to the last described curve, 406.50 feet; thence continuing easterly along said south line, being a curve to the right, from the last described course as a tangent, having a radius of 2829.82 feet and a central angle of 4 degrees 15 minutes 43 seconds, a distance of 210.50 feet; thence North 89 degrees 34 minutes 41 seconds East along said south line, 96.56 feet; thence continuing easterly along said south line, being a curve to the right, having a radius of 2824.82 feet and a central angle of 3 degrees 17 minutes 02 seconds, the initial tangent of which bears North 87 degrees 35 minutes 15 minutes East, a distance of 161.90 feet; thence South 89 degrees 07 minutes 43 seconds East along said south line and tangent to the last described curve, a distance of 238.10 feet; thence North 88 degrees 00 minutes 34 seconds East along said south line, 100.12 feet; thence South 89 degrees 07 minutes 43 seconds East along said south line, 591.62 feet to a point on the prolongation north of the east line of the Fractional Northwest Quarter of said Section 3; thence South 0 degrees 00 minutes 34 seconds East along said prolongation and along the east line of said Fractional Northwest Quarter, a distance of 2739.56 feet to the southeast corner thereof; thence North 88 degrees 01 minutes 07 seconds West along the south line of said Northwest Quarter, a distance of 1309.31 feet to the northeast corner of the West Half of the Southwest Quarter of said Section 3; thence South 0 degrees 34 minutes 56 seconds West along the east line of said West Half, a distance of 1307.76 feet to the southeast corner of said West Half; thence North 88 degrees 28 minutes 21 seconds West along the south line of the Northwest Quarter of the Southwest Quarter of said Section 3, a distance of 1301.96 feet to the southwest corner thereof; thence North 0 degrees 16 minutes 34 seconds East along the west line of said Quarter-Quarter Section, a distance of 1318.35 feet to the point of beginning. The above described tract contains 248.03 acres.

Parkside:

Portions of the Southwest Quarter and the Southeast Quarter of Section 9 and the Southwest Quarter of Section 10, all in Township 51, Range 32, in Kansas City,

Clay County, Missouri described as follows: Commencing at the northeast corner of the Southwest Quarter of said Section 9; thence South 0 degrees 27 minutes 59 seconds West along the east line of said Quarter Section, 36.15 feet to a point on the south line of Barry Road, as now established, and the point of beginning of the tract of land to be herein described; thence South 89 degrees 11 minutes 52 seconds West along said south line, 306.81 feet; thence South 0 degrees 33 minutes 44 seconds West along a jog in said south line, 44.76 feet; thence North 88 degrees 04 minutes 38 seconds West, 102.05 feet along said south line to a point on the northeasterly line of Missouri State Route No. 152, as set forth in Tracts No. 2 and No. 7 in a deed filed as Document No. D9074 in Book 1176 at page 100, filed on March 3, 1975; thence southeasterly and easterly along said northeasterly and northerly line the following courses and distances: thence South 4 degrees 24 minutes 29 seconds East, 50 feet; thence South 44 degrees 48 minutes 29 seconds East, 308.59 feet; thence South 72 degrees 36 minutes 24 seconds East, 323.11 feet; thence North 85 degrees 35 minutes 31 seconds East, 1202.00 feet; thence North 83 degrees 30 minutes 06 seconds East, 548.36 feet; thence South 85 degrees 28 minutes 39 seconds East, 354.30 feet; thence North 85 degrees 35 minutes 31 seconds East, 500.00 feet; thence North 84 degrees 47 minutes 06 seconds East, 355.04 feet; thence North 67 degrees 17 minutes 16 seconds East, 277.02 feet; thence North 4 degrees 24 minutes 29 seconds West, 104.00 feet to a point on the south line of Barry Road, as now established; thence North 88 degrees 14 minutes 16 seconds West along said south line, 148.86 feet to a point on the southerly line of Barry Road, as relocated to connect with Sycamore Road, as set forth in Tract No. 7 in said Document No. D9074; thence westerly along said southerly line, being a curve to the right, having a radius of 833.94 feet and a central angle of 17 degrees 08 minutes 01 seconds, the initial tangent of which bears South 73 degrees 33 minutes 50 seconds West, a distance of 249.38 feet; thence North 72 degrees 28 minutes 27 seconds West along said southerly line, 160.63 feet to a point on the south line of Barry Road, as now established; thence West along said south line the following courses and distances: thence North 87 degrees 35 minutes 08 seconds West, 90.31 feet; thence westerly along a curve to the left, from the last described course as a tangent, having a radius of 11,429.16 feet and a central angle of 1 degree 22 minutes 23 seconds, a distance of 273.91 feet; thence South 1 degree 02 minutes 30 seconds West, normal to the last described curve, 5.00 feet; thence west along a curve to the left, from the last described course as a normal, having a radius of 11,424.16 feet and a central angle of 1 degree 50 minutes 38 seconds, a distance of 367.67 feet; thence South 89 degrees 11 minutes 52 seconds West, tangent to the last described curve, 153.30 feet; thence South 0 degrees 48 minutes 08 seconds East, 10.00 feet; thence South 89 degrees 11 minutes 52 seconds West, 542.00 feet; thence South 0 degrees 48 minutes 08 seconds East, 5.00 feet; thence South 89 degrees 11 minutes 52 seconds West, 83.00 feet; thence North 0 degrees 48 minutes 08 seconds West, 10.00 feet; thence South 89 degrees 11 minutes 52 seconds West, 750.00 feet; thence North 0 degrees 48 minutes 08 seconds West, 10.00 feet; thence South 89 degrees 11 minutes 52 seconds West, 508.63 feet to the point of beginning. Less and except that part of the above described parcel of

land that lies east of the east line of the Southeast Quarter of said Section 9. And also, All that part of the Northwest Quarter of Section 9, Township 51, Range 32, in Kansas City, Clay County, Missouri, described as follows: Beginning at the northeast corner of said Quarter Section; thence South 0 degrees 28 minutes 01 seconds West along the east line of said Quarter Section, 2574.13 feet to a point on the north line of Barry Road, as now established; thence South 89 degrees 15 minutes 18 seconds West along said north line, 308.98 feet to a point on the easterly line of Relocated Barry Road, as set forth in Tract No. 2 (b) of a deed filed as Document No. D9074 in Book 1176 at page 100, on March 3, 1975; thence westerly and northerly along said easterly line the following courses and distances: thence North 0 degrees 33 minutes 44 seconds West, 57.58 feet; thence North 76 degrees 17 minutes 14 seconds West, 293.65 feet; thence North 55 degrees 29 minutes 03 seconds West, 562.66 feet; thence North 24 degrees 36 minutes 12 seconds West, 398.56 feet; thence North 3 degrees 22 minutes 32 seconds East, 1054.11 feet; thence North 4 degrees 36 minutes 45 seconds West, 306.62 feet; thence South 85 degrees 14 minutes 20 seconds West, 275.98 feet to a point on the easterly right-of-way line of U.S. Interstate Route No. 435, as set forth in said Tract No. 2 of Document No. D9074; thence North 6 degrees 06 minutes 34 seconds West along said easterly line, 516.49 feet to a point on the north line of said Quarter Section; thence South 89 degrees 52 minutes 55 seconds East along said north line, 1713.44 feet to the point of beginning. The above described tracts contain 94.13 acres.

is hereby rezoned from SC to SC, all as shown outlined on a map marked Section 88-20A-1520, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

Section B. That the updated Shoal Creek Community Master Plan booklet for the area legally described above is hereby approved. A copy of said Community Master Plan, containing revisions to street alignment and review and approval processes, is on file in the office of the City Clerk with this ordinance and is made a part hereof.

Section C. That the Council finds and declares that before taking any action on the proposed amended Community Master Plan hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.



Authenticated as Passed

  
Quinton Lucas, Mayor

  
Marilyn Sanders, City Clerk

JAN 15 2026

Date Passed

  
Sara Copeland

Secretary, City Plan Commission

Approved as to form:

  
Sarah Baxter

Senior Associate City Attorney