Docket Item #6

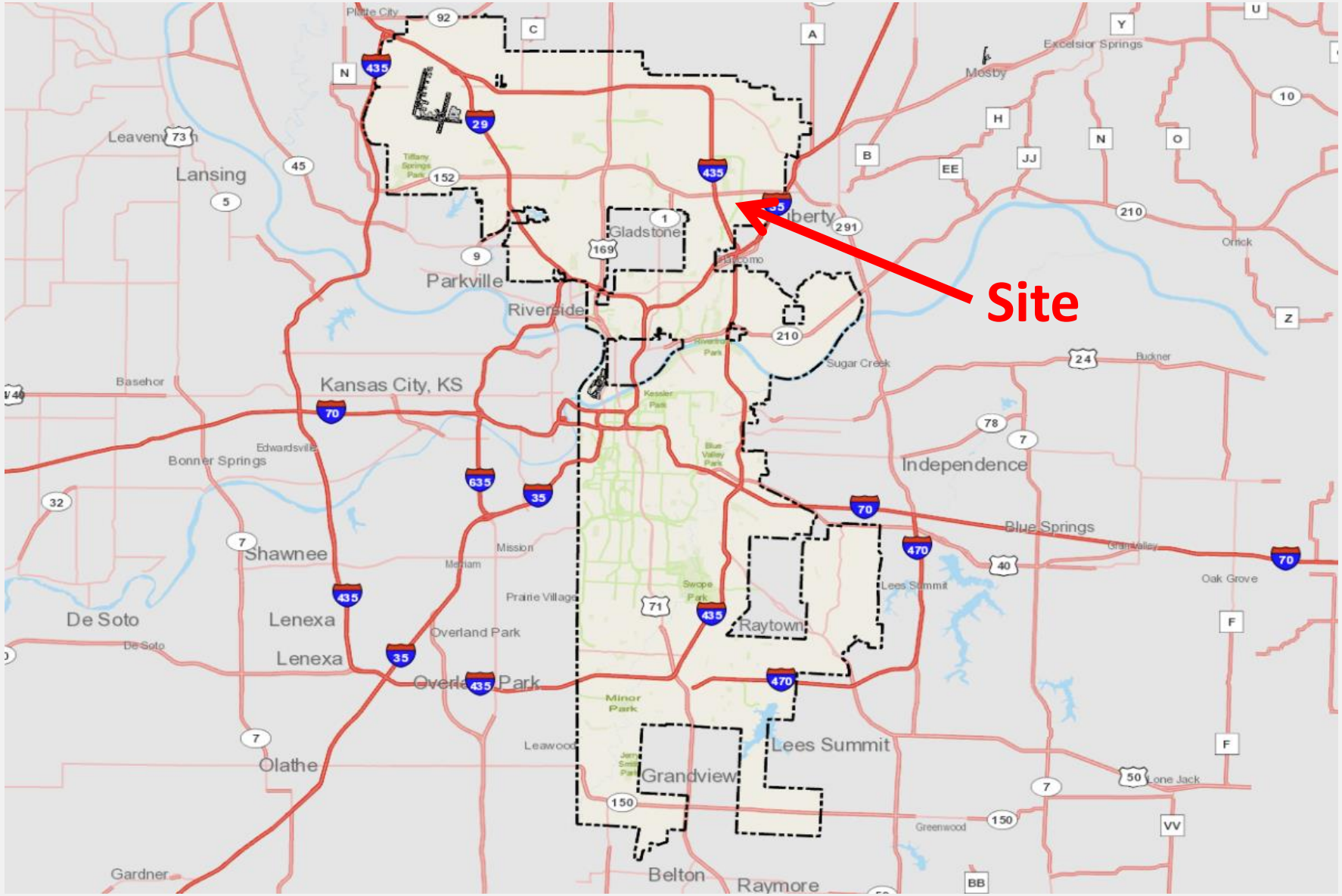
Development Plan: Shoal Valley Townhomes

CD-CPC-2025-00046

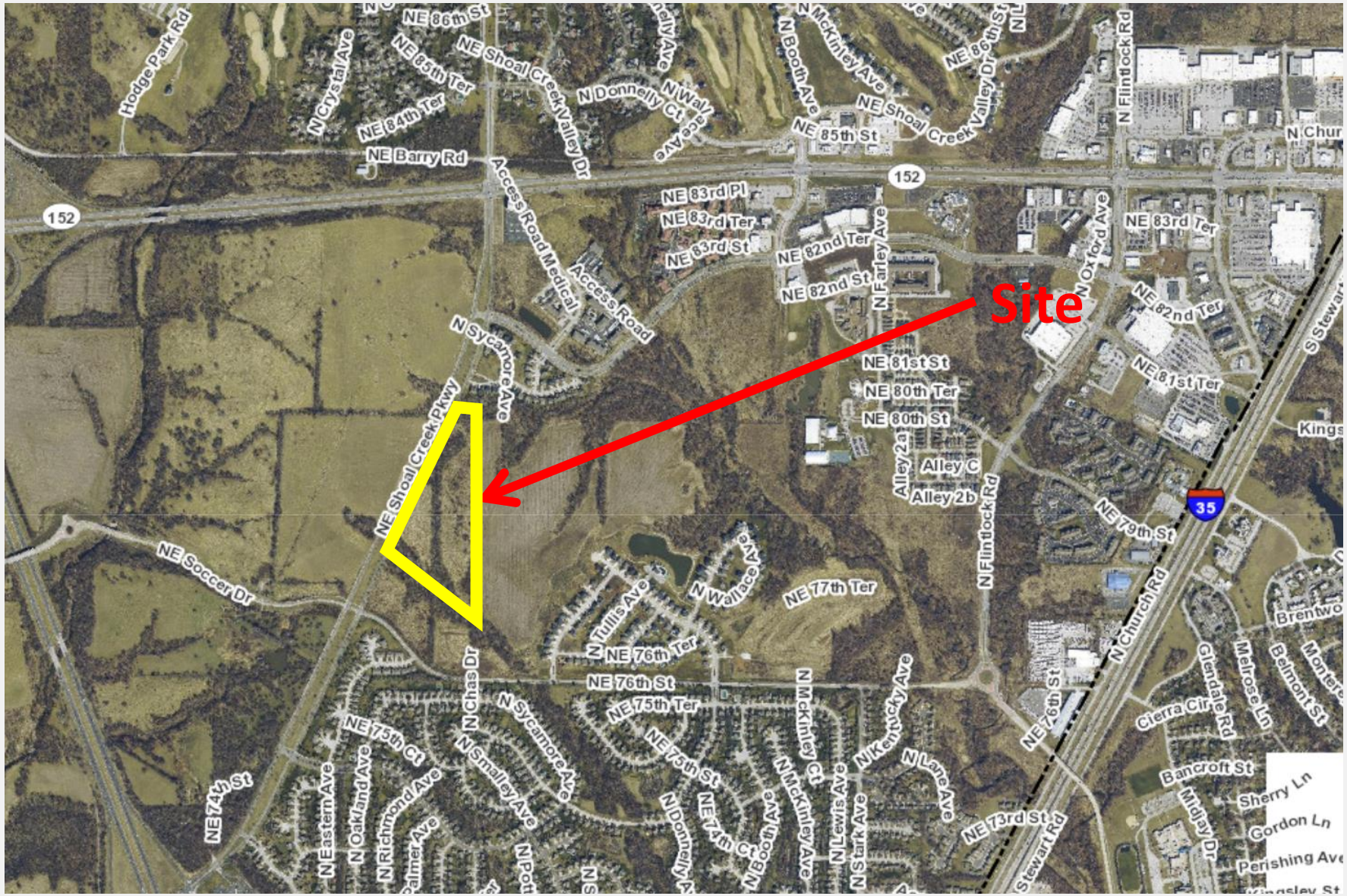
June 4, 2025

City Plan Commission

Location

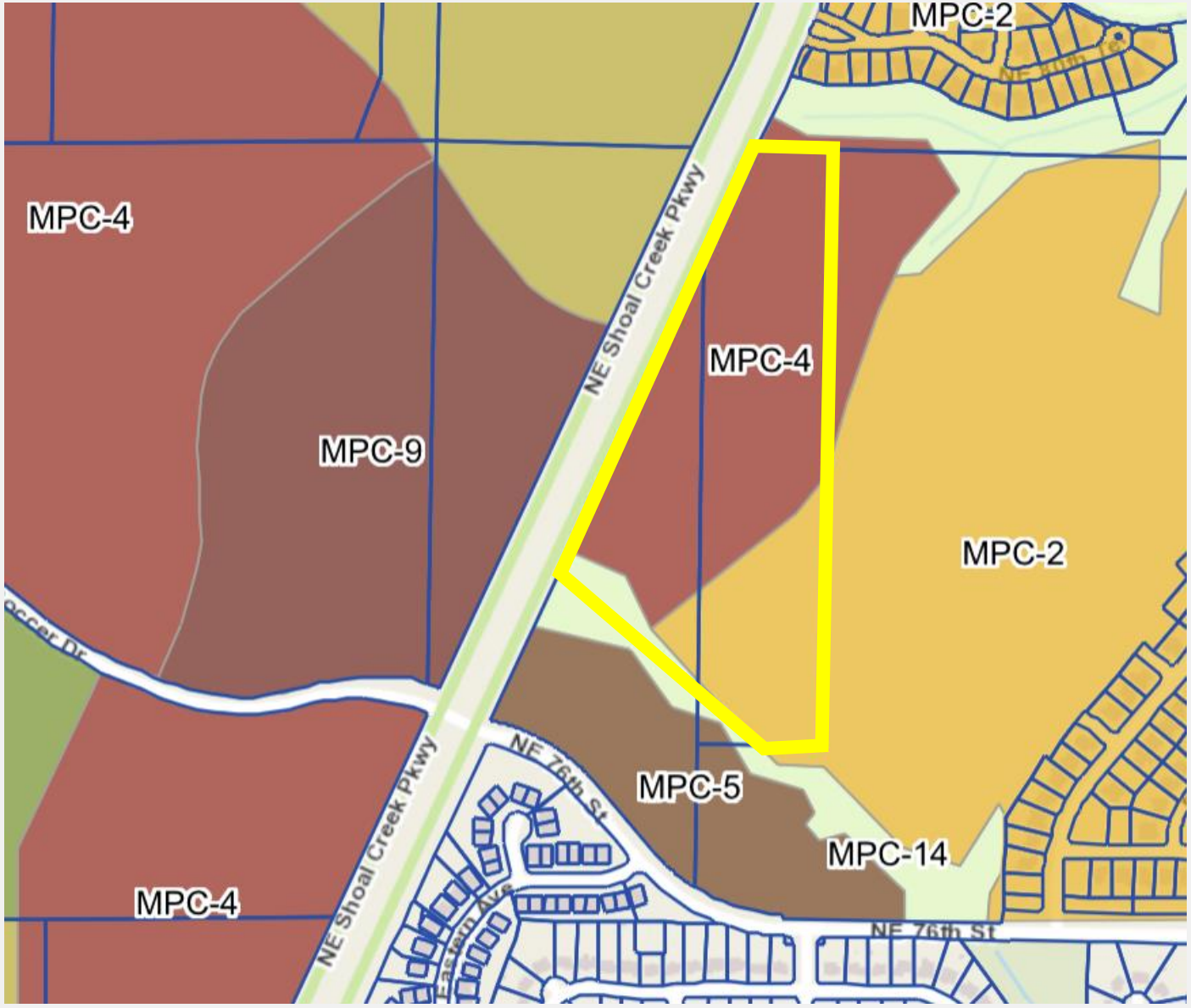

Site
Kansas City, KS
Independence
Blue Springs
Lees Summit
Raytown
Grandview
Belton
Raymore
Olathe
Lenexa
Overland Park
Shawnee
De Soto
Gardner
Parkville
Riverside
Gladstone
Liberty
Lansing
Leavenworth
Basehor
Bonner Springs
Edwardsville
Mission
Prairie Village
Leawood
Oak Grove
Lone Jack
Greenwood
Sugar Creek
Buckner
Excelsior Springs
Mosby
Orrick
Platte City

Location


Site
NE 86th St
NE 85th Ter
NE Shoal Creek Valley Dr
Hodge Park Rd
N Crystal Ave
NE 84th Ter
NE Barry Rd
N Donnelly Ct
N Booth Ave
N McKinley Ave
NE 85th St
NE Shoal Creek Valley Dr
N Flintlock Rd
152
Access Road Medical
Access Road
NE 83rd Pl
NE 83rd Ter
NE 83rd St
NE 82nd Ter
NE 82nd St
N Farley Ave
N Oxford Ave
NE 81st St
NE 80th Ter
NE 80th St
Alley 2a
Alley C
Alley 2b
N Sycamore Ave
NE Shoal Creek Pkwy
NE Soccer Dr
N Wallace Ave
NE 77th Ter
N Tullis Ave
NE 76th Ter
NE 76th St
NE 75th Ter
N Chas Dr
N Sycamore Ave
NE 75th Ct
N Smalley Ave
NE 74th St
N Eastern Ave
N Oakland Ave
N Richmond Ave
N Palmer Ave
N Donnelly Ave
NE 74th Ct
N Booth Ave
N McKinley Ct
N Lewis Ave
N Stark Ave
N Kentucky Ave
N Lane Ave
NE 73rd St
Stewart Rd
NE 79th St
35
N Church Rd
NE 76th St
Cierra Cir
Glendale Rd
Melrose Ln
Belmont St
Bancroft St
Midway Dr
Sherry Ln
Gordon Ln
Perishing Ave

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.
Garages	10 ft. / 5 ft. / 5 ft.
Driveways	10 ft. / 0 ft. / 5 ft.
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.	*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

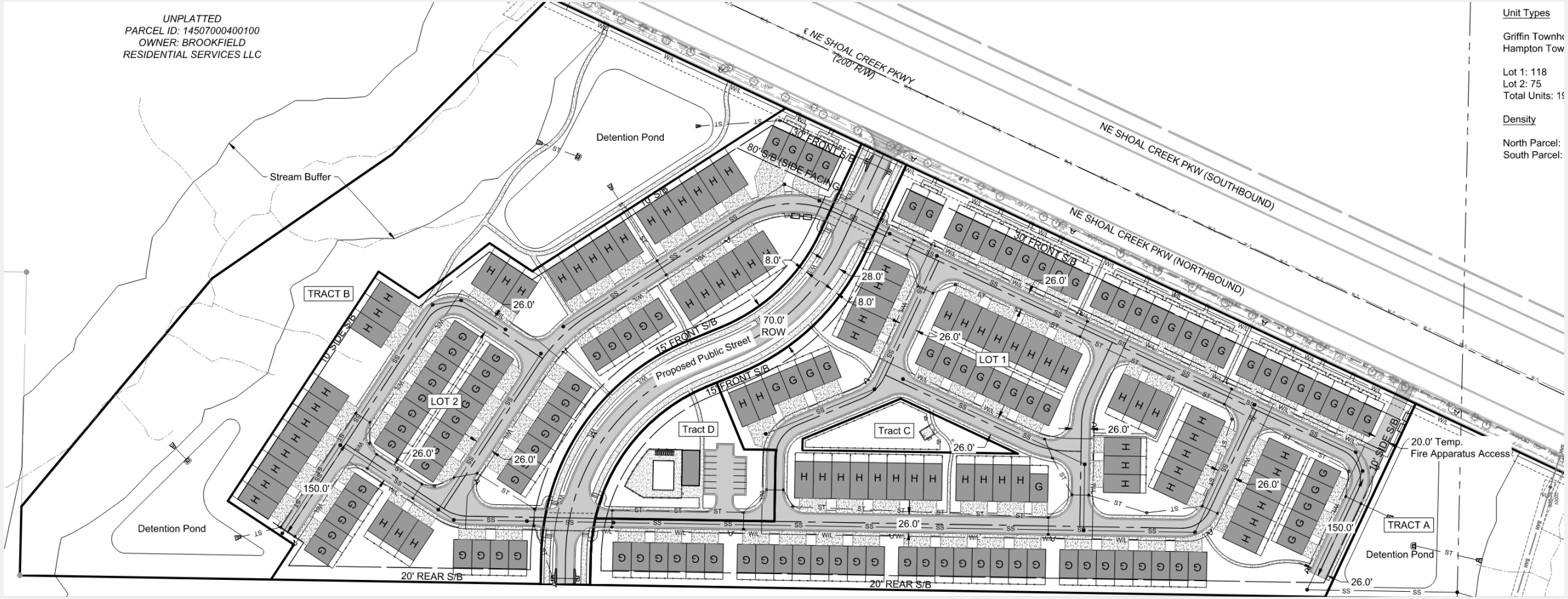
- Buildings located adjacent to easterly property line are set back **20 feet** from Davidson Farms property

- 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:* Primary Structures Accessory Structures Driveways Corner lot building setback: Shoal Creek Parkway frontage: *Shall conform to most currently adopted Building Code.	**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. Front setback applied to corner side setback. 30 ft. minimum building setback.
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

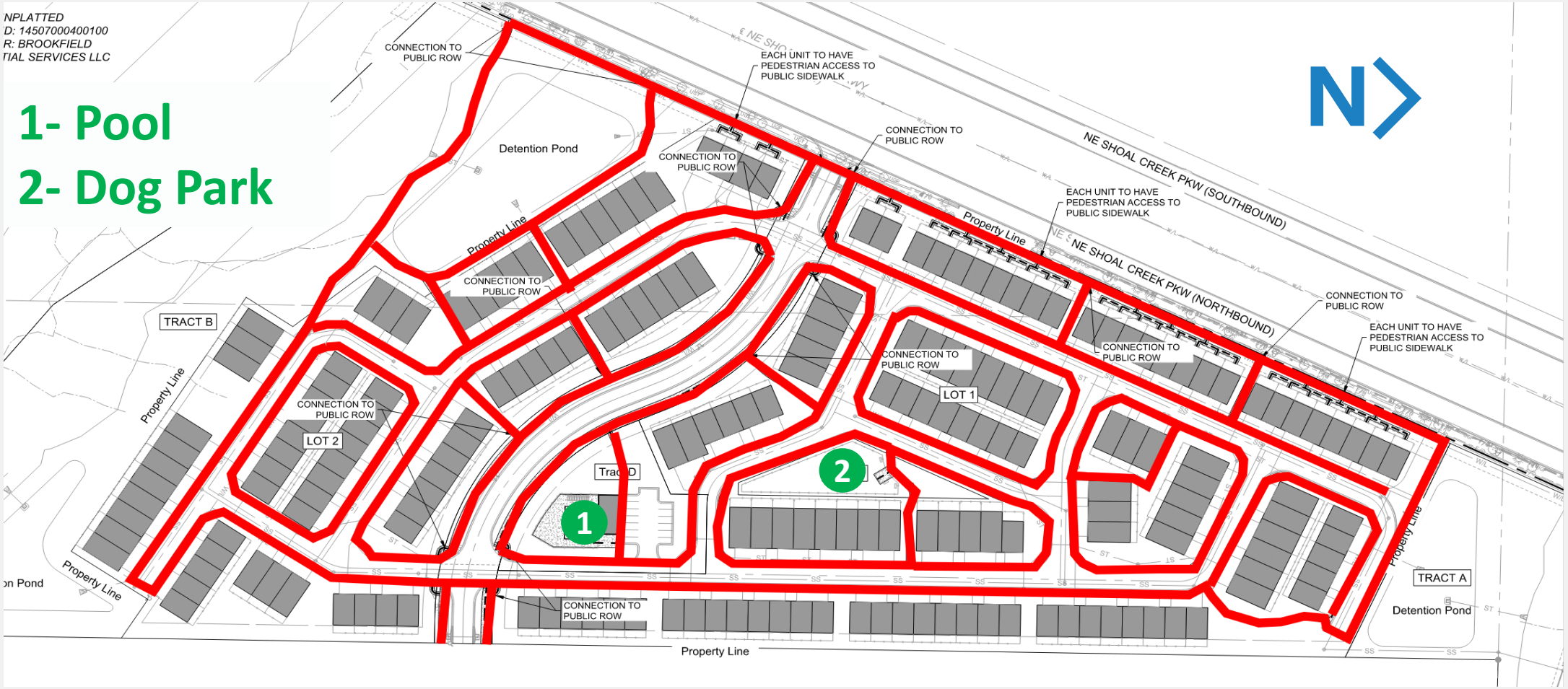
N


UNPLATTED
PARCEL ID: 14507000400100
OWNER: BROOKFIELD
RESIDENTIAL SERVICES LLC
℄ NE SHOAL CREEK PKWY
(200' R/W)
NE SHOAL CREEK PKW (SOUTHBOUND)
NE SHOAL CREEK PKW (NORTHBOUND)
Detention Pond
Stream Buffer
30' FRONT S/B
80' S/B (SIDE FACING)
10' S/B
TRACT B
26.0'
8.0'
28.0'
15' FRONT S/B
70.0'
ROW
Proposed Public Street
LOT 2
LOT 1
Tract D
Tract C
10' SIDE S/B
20.0' Temp.
Fire Apparatus Access
TRACT A
150.0'
20' REAR S/B
Unit Types
Griffin Townh
Hampton Tow
Lot 1: 118
Lot 2: 75
Total Units: 19
Density
North Parcel:
South Parcel:

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

Pedestrian Circulation and Amenities

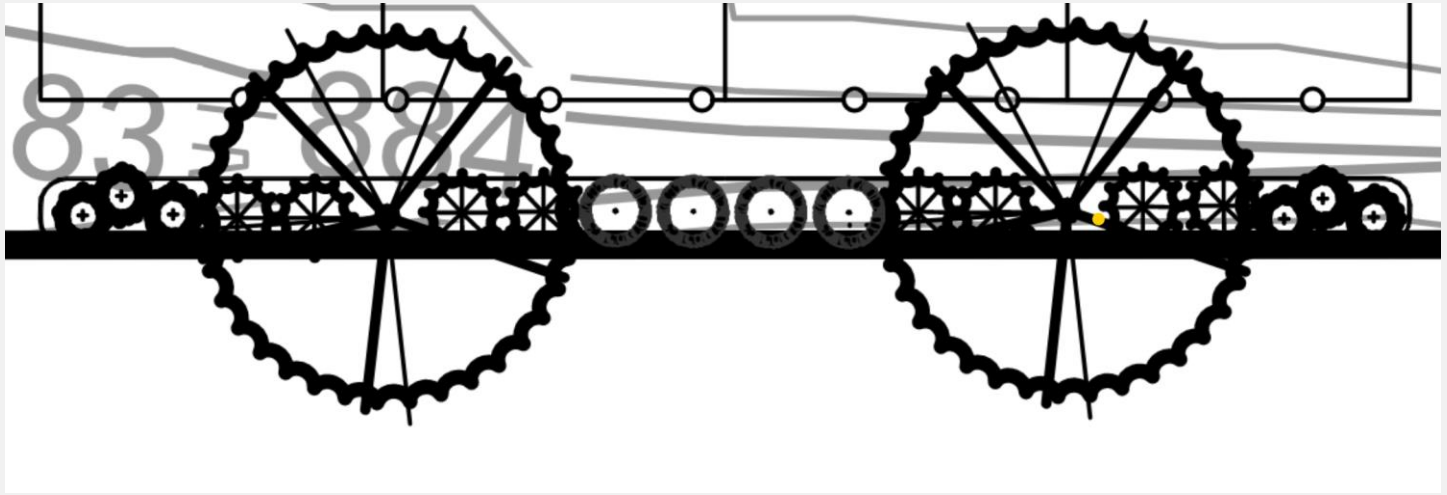


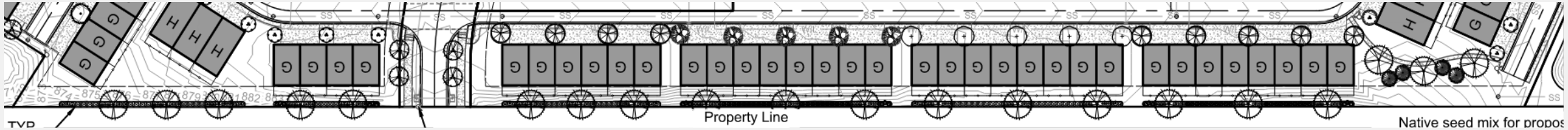
Landscape Buffer

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

Provided after concerns raised at neighborhood meeting.

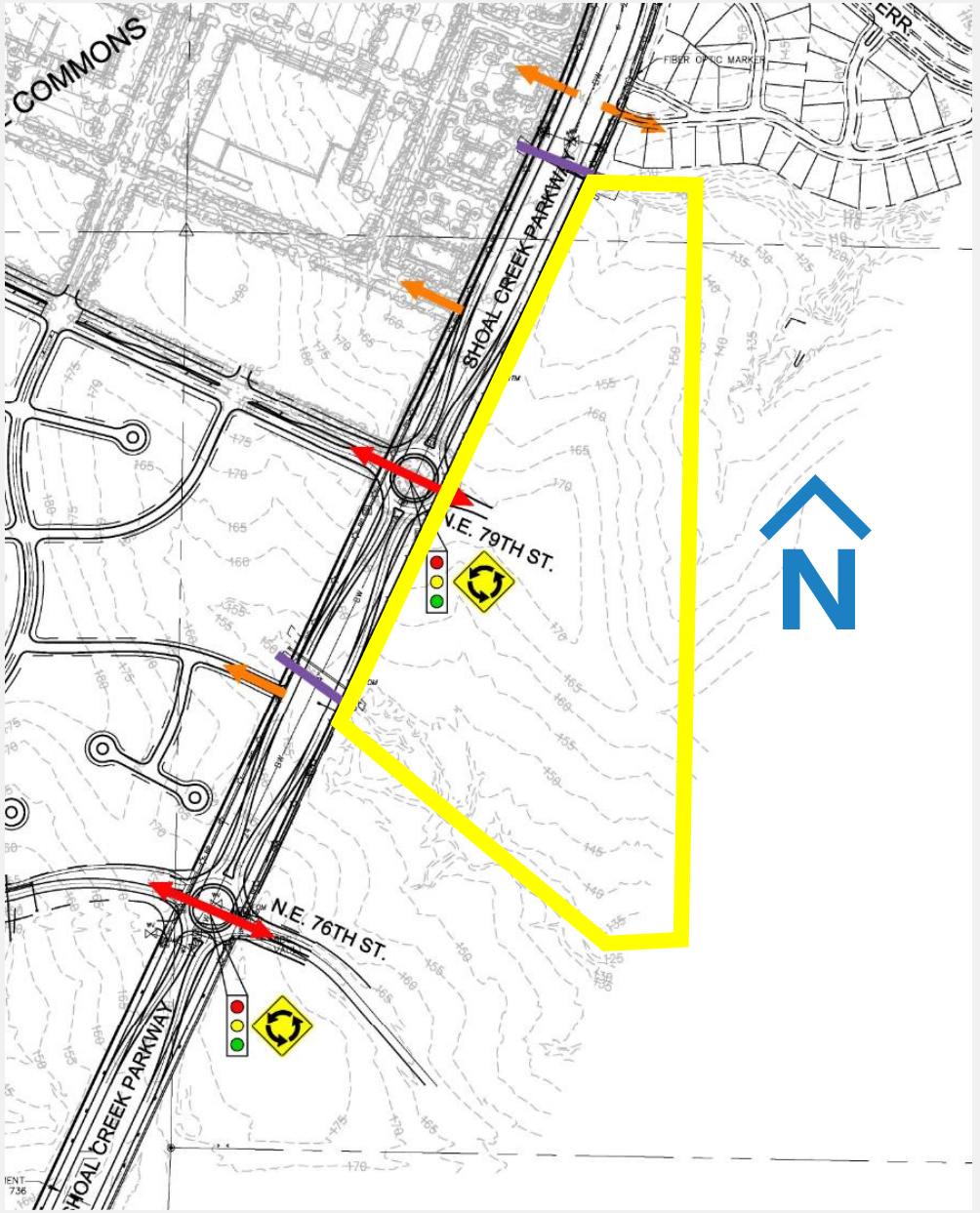
Not required by the Zoning and Development Code or Shoal Creek Plan.



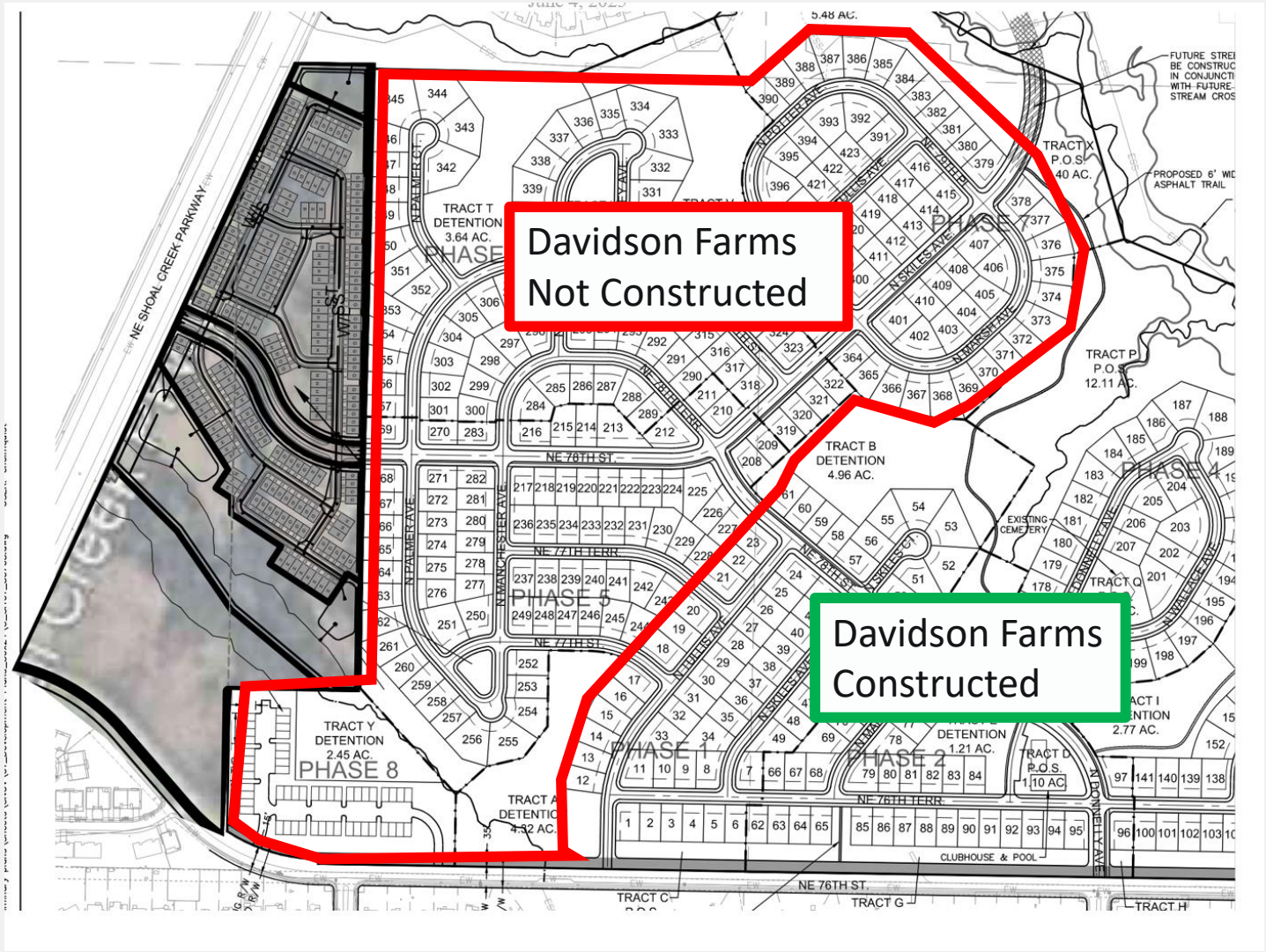


Future Shoal Creek Alignment

- 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



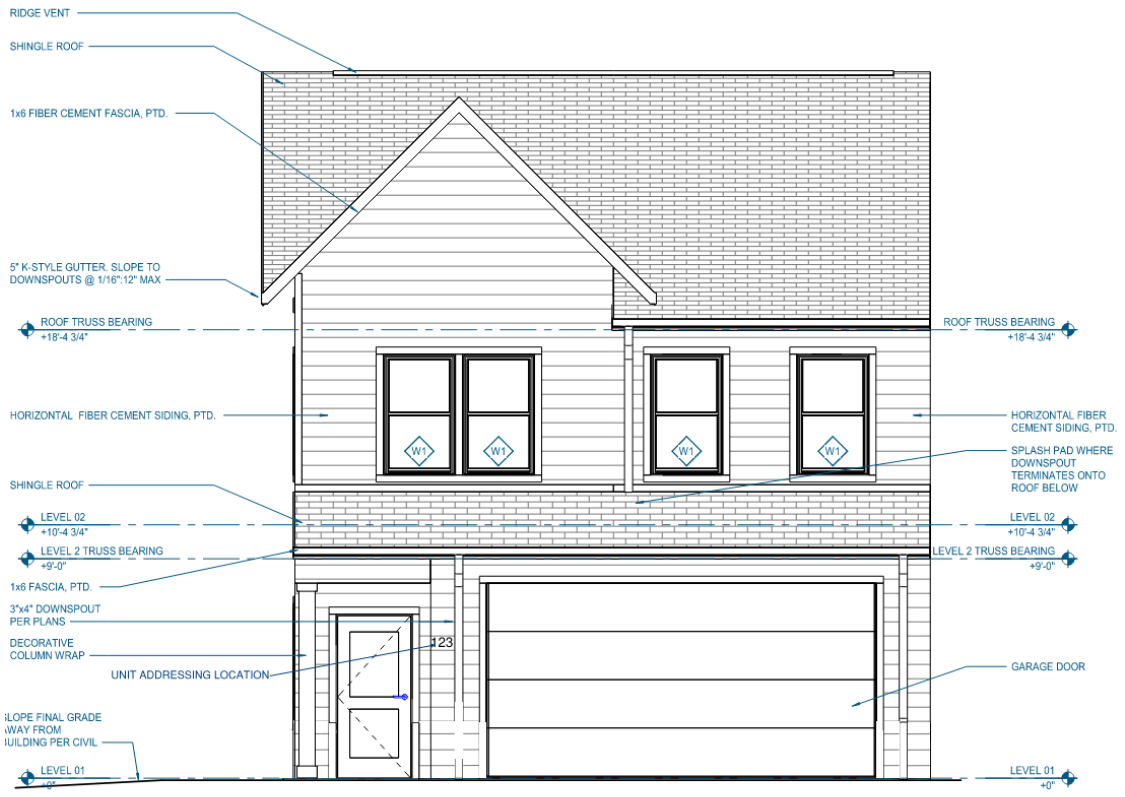
Alignment with Adjacent Neighborhood



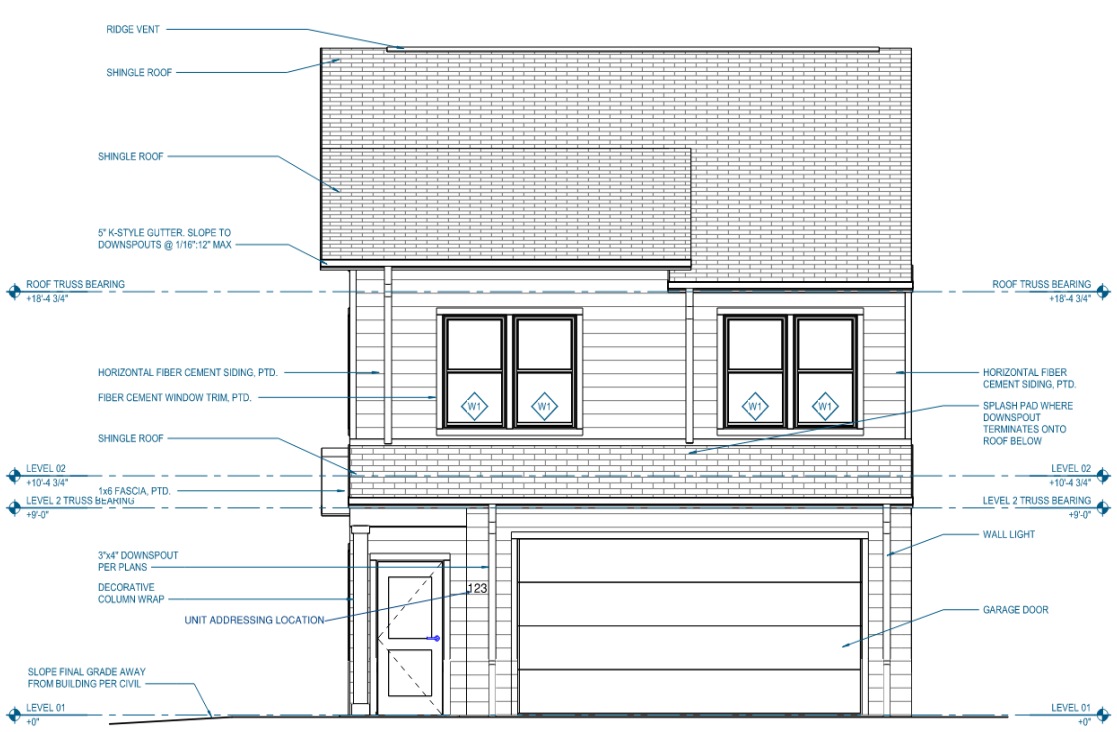
Traffic Impact Study

- 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.

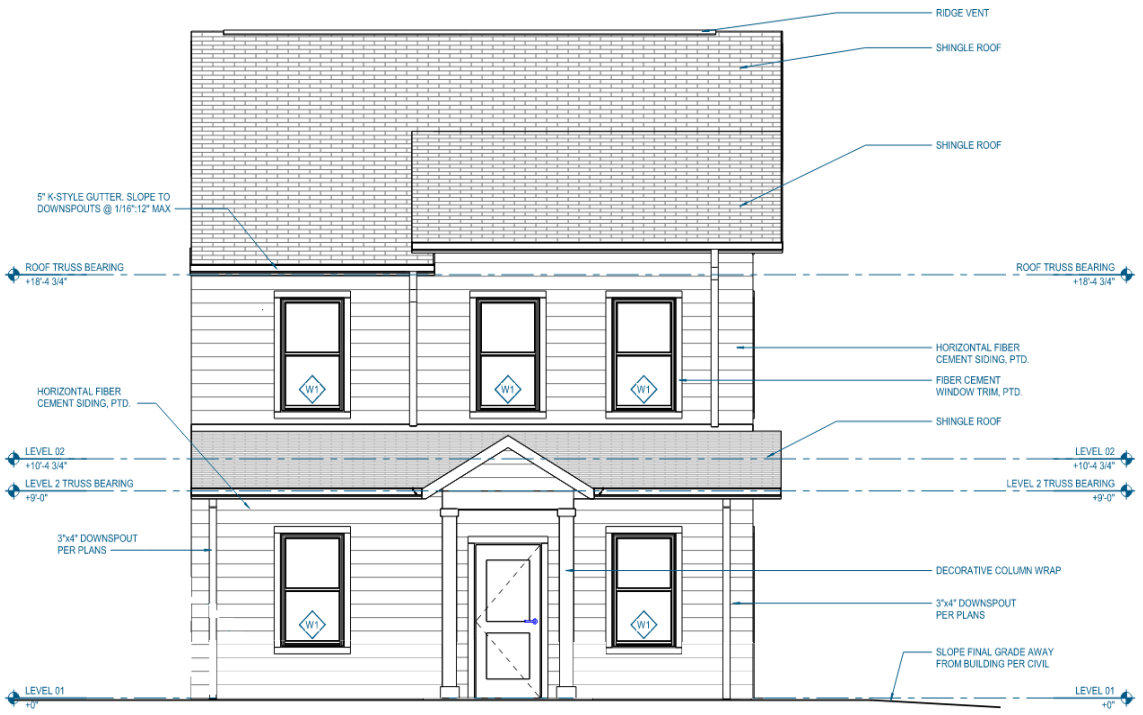
Elevations- Griffin Unit



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**

Development Plan: Shoal Valley Townhomes