



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260246

Submitted Department/Preparer: City Planning

Revised 01/30/25

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

Amending Chapter 88, the Zoning and Development Code by repealing Section 88-255, "SC, Shoal Creek District" and enacting in lieu thereof a new section of like number and subject matter for the purpose of providing consistency with the recently updated Shoal Creek Community Master Plan. (CD-CPC-2025-00190)

Discussion

The proposed text amendment is in coordination with the recently updated Shoal Creek Community Master Plan booklet (Ord. No. 260015, January 15, 2026). There are many detailed standards directly from the booklet in the Code, which are unnecessary to have both in the booklet and Code. Referring to the Community Plan in various sections of section 88-255 - Shoal Creek, will reduce potential conflicts and allow flexibility for amending the booklet in the future without always needing to do a corresponding Zoning Code text amendment.

The primary changes are listed below and shown on the attached redline draft.

- Removing lists of specific application submittal requirements and referring to the Community Master Plan.
- Removing lists of permitted uses and referring to permitted uses in various sections of the Community Master Plan.
- Removing performance standards related to factors outside the control of the Zoning and Development Code like storage of flammable materials and other fire code-related conditions, noise, vibration, emission of gases, and discharge into sewer systems.
- Removing section about public improvements as Public Works standards are already applicable outside of Chapter 88.
- Removing application requirements for neighborhood plans and final plans and referring to the Community Master Plan.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable as this is an ordinance amending the Zoning and Development Code related to Special Purpose District standards.
3. How does the legislation affect the current fiscal year?
Not applicable as this is an ordinance amending the Zoning and Development Code related to Special Purpose District standards.
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 is an ordinance amending the Zoning and Development Code related to Special Purpose District standards.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is an ordinance amending the Zoning and Development Code related to Special Purpose District standards.

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)

Click or tap here to enter text.

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):

- Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.
- Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.
- Increase and support local workforce development and small and locally owned businesses.
- Create a more efficient, solutions-oriented environment, making it easier to operate within the City.
- Implement an economic development and tourism strategy to attract major investment and visitors.
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Prior Legislation

CD-CPC-2025-00153, 00154 - Ordinance 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. Approved January 15, 2026

Service Level Impacts

Not applicable as this is an ordinance amending the Zoning and Development Code related to Special Purpose District standards.

Staff Recommendation

City Planning and Development

Select One: Sponsored
 Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: Recommend
 Do Not Recommend
 Not Applicable

Staff and the City Plan Commission recommend approval of the Zoning Code amendment based on the approval criteria for text amendments.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is an ordinance amending the Zoning and Development Code related to Special Purpose District standards.
2. How have those groups been engaged and involved in the development of this ordinance?
City staff held a public engagement meeting and there were minimal concerns about the amendment. Discussion was focused on clarity of the amended language.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable.
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:

Not applicable as this is an ordinance amending the Zoning and Development Code related to Special Purpose District standards

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)