

PROJECT NAME:

MASTER PLAN DEVELOPMENT
CHILDREN'S MERCY HOSPITAL



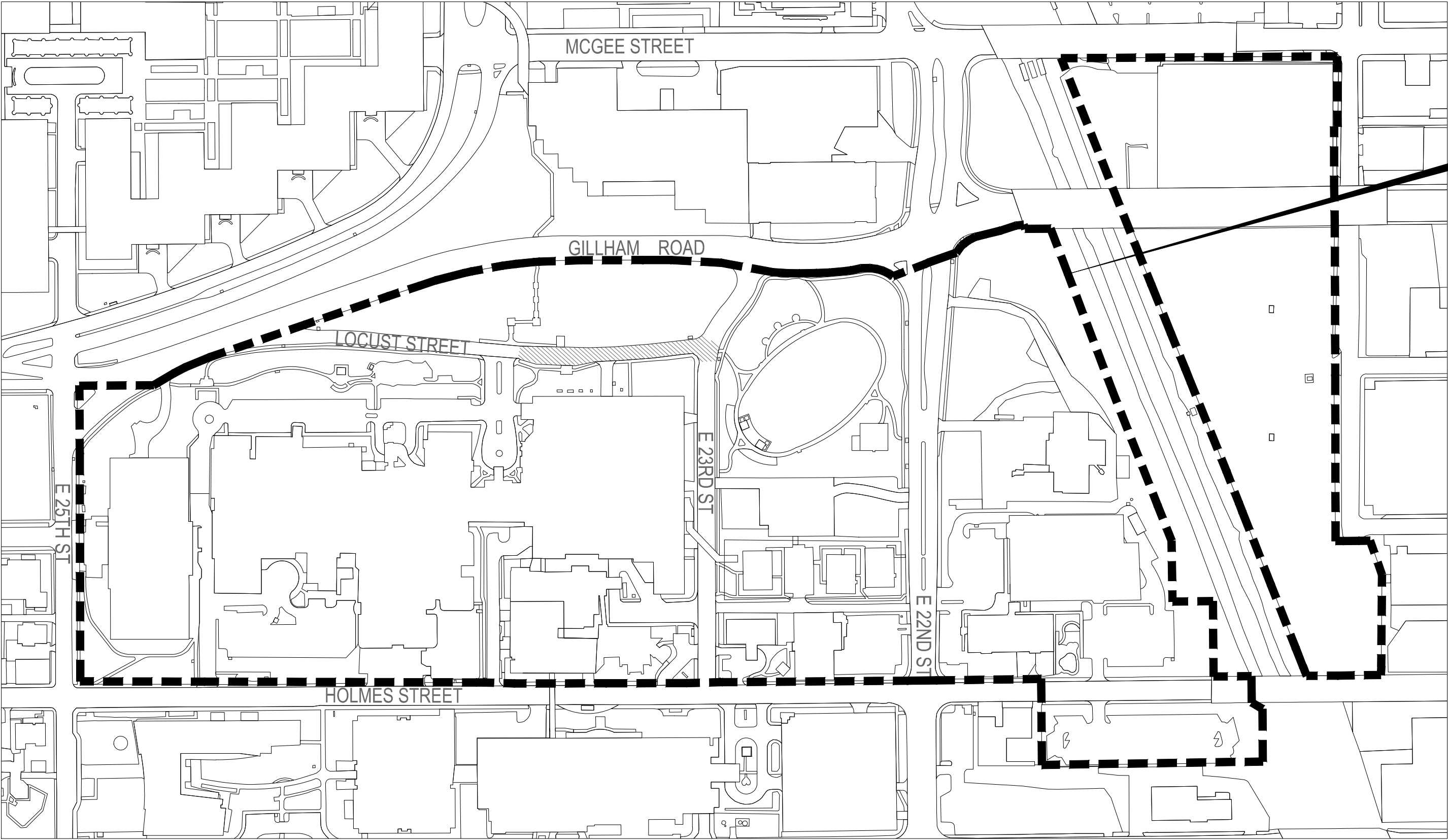
City Plan Commission

Recommends Approval with Conditions

of Case No. _____ on **05-06-2026**



Sara Copeland, FAICP
Secretary of the City Plan Commission



LIMITS OF MASTER
PLANNED
DEVELOPMENT

VICINITY MAP
SCALE: 1" = 200'

OWNER:

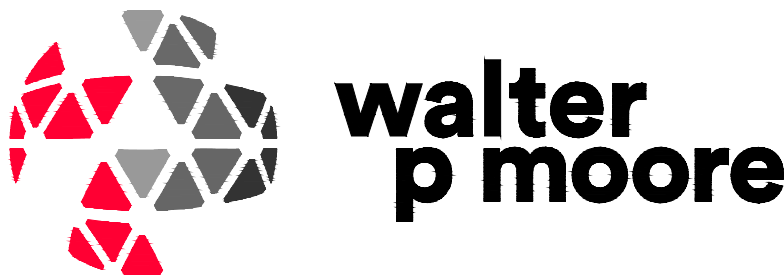


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MO PE Corporation No. 1999141112

Children's Mercy Hospital - Master Planned Development			
Zoning District DX Use Chart			
Legend			
	P	Permitted	
	S	Special Use Permit	
	N	Not allowed	
Use Type	Current Code	Proposed w/ MPD	Use Standards
RESIDENTIAL			
Household Living			
» Single-family home	P	P	
» In single-purpose residential building	P	P	88-323
» In mixed-use building	P	P	
Group Living	S	P	
PUBLIC/CIVIC			
Bicycle Sharing Facilities	P	P	88-322
Club, Lodge, or Fraternal Organization	P	P	
Table 130-1 Downtown Districts Use Table	P	P	
Day Care			
» Home-based (1—5)	P	P	
» Family (up to 10)	P	P	
» Group (up to 20)	P	P	
» Center (21+)	P	P	
Hospital	S	P	
Library/Museum/Cultural Exhibit	P	P	
Park/Recreation (except as noted below)	P	P	
» Community center	P	P	88-365
Religious Assembly	P	P	
Safety Service			
» Fire Station	P	P	88-365
» Police Station	P	P	88-365
» Ambulance service	P	P	88-365
School	P	P	88-365
Utilities and Services (except as noted below)	S[1]	P	
» Basic, minor	P	P	88-425-08-B
COMMERCIAL			
Adult Business			
» Adult media store	P[1]	N	88-310-03
» Adult motion picture theater	P[1]	N	88-310-02
» Sex shop	P[1]	N	88-310-02
Animal Service			
» Sales and grooming	P	P	88-315
» Shelter or boarding	P	P	88-315
» Stable	S	S	88-315
» Veterinary	P	P	88-315
Artist Work or Sales Space	P	P	
Building Maintenance Service	P	P	
Business Equipment Sales and Service	P	P	
Business Support Service (except as noted below)	P	P	
» Day labor employment agency	S[1]	S	
Communications Service Establishments	P/S	P	88-327
Drive-Through Facility	S[2]	P	88-338 & 88-340
Eating and Drinking Establishments (except as noted below)			
» Tavern or nightclub	P	P	
Entertainment Venues and Spectator Sports			
» Indoor small venue (1—149 capacity)	P	P	
» Indoor medium venue (150—499 capacity)	P	P	
» Indoor large venue (500+ capacity)	S	S	
» Outdoor (all sizes)	S	S	
Financial Services (except as noted below)			
» Pawn shop	S[1]	N	
» Short-term loan establishment	P[1]	N	88-325
Food and Beverage Retail Sales	P	P	
Funeral and Intermment Service			
» Cemetery/columbarium/mausoleum	N	N	
» Cremating	N	N	
» Undertaking	P[2]	N	88-345
Gasoline and Fuel Sales	S[3]	N	88-323
Lodging			
» Bed and Breakfast	P	P	
» Hotel/motel	P[2]	P	88-323
» Short term rental, non-resident	P	N	Chapter 56
» Short term rental, resident	P	N	Chapter 56
Mobile Vendor Park	P	P	88-358
Office, Administrative, Professional or General	P	P	
Office, Medical	P	P	
» Blood/plasma center	S	P	
Parking, Accessory	P	P	88-323
Parking, Non-accessory	S[1]	P	
Personal Improvement Service	P	P	
Repair or Laundry Service, Consumer	P	P	
Research Service	P	P	
Retail Sales	P	P	

» Outdoor Retail Sales - Class A	P	P	88-366-01
Reuse of officially designated historic landmark (local or national) if proposed use is not permitted	S	S	
Sports and Recreation, Participant			
» Indoor	P	P	
» Outdoor	S	S	
Vehicle Sales and Service			
» Car wash/cleaning service	S[1]	S	
» Heavy equipment sales/rental	S[1]	S	
» Light equipment sales/rental (indoor)	S[2]	S	88-323
» Light equipment sales/rental (outdoor)	S[1]	S	
» Motor vehicle repair, limited	S[2]	S	88-323
» Motor vehicle repair, general	S[2]	S	88-323
» Vehicle storage/towing	S[1]	S	88-375
» Vehicle sales, used	S	S	8-372
INDUSTRIAL			
Manufacturing, Production and Industrial Service			
» Artisan	P	P	88-318
» Limited	S	S	
» General	S[2]	S	88-323
Recycling Service			
» Limited	S[1]	S	
Self-Storage Warehouse	S[2]	S	88-323 88-369
Warehousing, Wholesaling, Storage, and Freight Movement			
» Indoor	S[2]	S	88-323 88-378
» Outdoor	S[2]	S	88-323 88-378
AGRICULTURAL			
Agriculture, Animal	P/*	P	Chapter 14
Agriculture, Crop	P	P	88-312-02
Agriculture, Urban			
» Home Garden	P	P	88-312-02-A
» Community Garden	P	P	88-312-02-B
» Community Supported Agriculture (CSA)	P	P	88-312-02-C
ACCESSORY			
Wireless Communication Facility			
» Freestanding	N	N	
» Co-located antenna	P	P	88-385

SHEET INDEX:

- C001 COVER SHEET
- C100 OWNERSHIP & PROPERTY INFORMATION
- C200 EXISTING DEVELOPMENT CONDITION
- C300 PROPOSED DEVELOPMENT CONDITIONS
- C400 PROPOSED DEVELOPMENT CONDITIONS - NO AERIAL
- C500 PROPOSED UTILITY CONDITIONS
- C600 GRADING PLAN

MASTER PLANNED DEVELOPMENT REQUESTS:

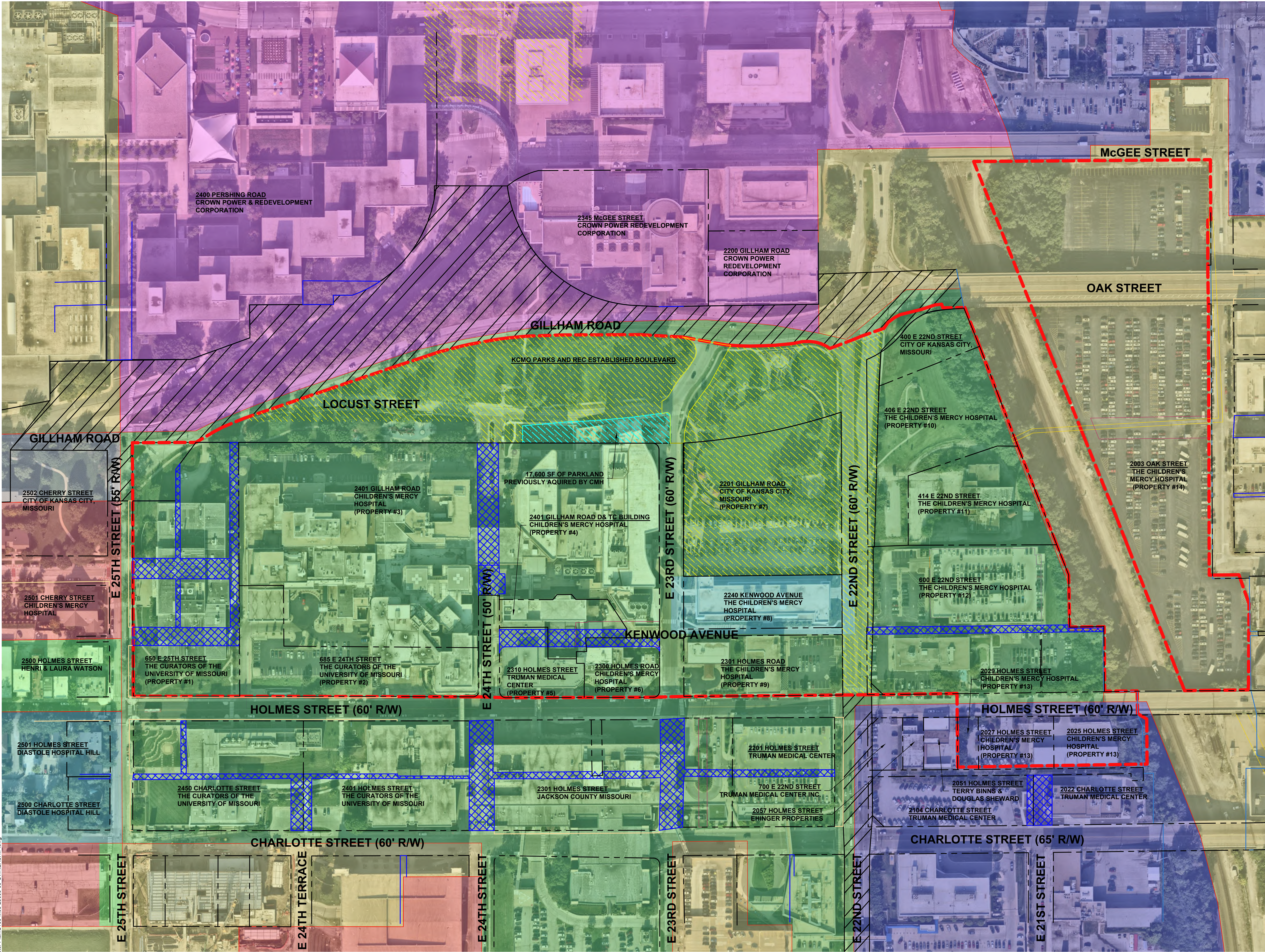
1. ZERO SETBACK REQUIREMENTS (ENTIRE MASTER PLANNED DEVELOPMENT AREA)
2. NO BUILDING HEIGHT RESTRICTIONS ((ENTIRE MASTER PLANNED DEVELOPMENT AREA)
3. ENCROACHMENT PERMITTED THROUGH ENTIRE MASTER PLANNED DEVELOPMENT AREA
4. PUBLIC STREET VACATIONS AS PER PROPOSED DEVELOPMENT CONDITIONS (C-300)
5. REZONING OF ENTIRE MPD AREA TO DX-15

NOTES:

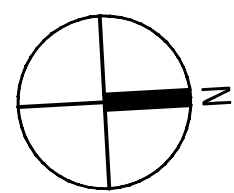
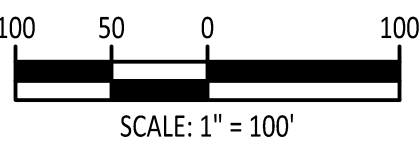
FUTURE PROJECTS MUST FOLLOW THE DEVELOPMENT FORM GUIDELINES AND THE DISTRICT DESIGN GUIDELINES OUTLINED IN THE GREATER DOWNTOWN AREA PLAN.

STATEMENT OF INTENT:

THE PROPOSED MASTER PLANNED DEVELOPMENT PROVIDES SIGNIFICANT COMMUNITY BENEFITS AND GREATER PUBLIC VALUE THAN DEVELOPMENT UNDER STANDARD ZONING REGULATIONS. THE PLAN EXPANDS HOSPITAL CAPACITY, IMPROVES ACCESSIBILITY FOR PATIENTS AND FAMILIES, AND STRENGTHENS A CRITICAL REGIONAL HEALTHCARE RESOURCE. ALL IMPROVEMENTS WITHIN OR ADJACENT TO THE PUBLIC RIGHT-OF-WAY WILL MEET CITY STANDARDS AND WILL BE FUNDED BY CHILDREN'S MERCY. THE REDESIGNED CAMPUS WILL SUPPORT NEW JOBS, BENEFIT SURROUNDING PROPERTY VALUES, AND AVOID IMPACTS TO EXISTING RESIDENTIAL AREAS. THE PLAN IMPROVES VEHICULAR AND PEDESTRIAN CIRCULATION AND PROVIDES SAFER, MORE DIRECT CONNECTIONS THROUGH AND AROUND THE CAMPUS. ARCHITECTURE, LANDSCAPING, LIGHTING, AND SIGNAGE WILL BE OF THE HIGHEST QUALITY, AND THE DEVELOPMENT WILL INCORPORATE LOW-IMPACT DEVELOPMENT PRACTICES AND PUBLIC-FACING OPEN SPACE AMENITIES.



OWNERSHIP & PROPERTY INFORMATION



NOTES:

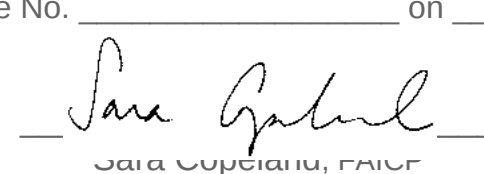
- PUBLIC STREET RIGHT-OF-WAY DIMENSIONS ARE APPROXIMATE.
- OWNERSHIP & PROPERTY INFORMATION TAKEN FROM CITY OF KANSAS CITY GIS INFORMATION



City Plan Commission

Recommends Approval with Conditions

of Case No. _____ on _____


Jane Gabriel
Secretary of the City Plan Commission

CURRENT ZONING

- R-0.5 ZONING
- R-1.5 ZONING
- R-2.5 ZONING
- B1-1 ZONING
- B3-2 ZONING
- B4-5 ZONING
- M1-5 ZONING
- DC ZONING
- UR ZONING
- ZONING BOUNDARY LINE

LEGEND/ABBREVIATIONS

- LIMITS OF MASTER PLANNED DEVELOPMENT
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- VACATED RIGHT-OF-WAY
- KCMO PARKS & REC ESTABLISHED BOULEVARD SYSTEM
- PARKLAND PROPERTY INSIDE MPD BOUNDARY
- PARKLAND PROPERTY INSIDE MPD BOUNDARY PREVIOUSLY ACQUIRED BY CMH

LEGAL DESCRIPTIONS OF PROPERTIES WITHIN MASTER PLANNED DEVELOPMENT

PROPERTY #1:
650 E 25TH ST / SCHOOL OF DENTISTRY BEG NW COR 25TH & HOLMES TH N 254 FT TH W PARL TO N LI 25TH ST 606 FT TO E LIGILLHAM RD TH SLY ALG E LI SD RD TO PT 130 FT S OF N LI VAC 24TH TERR TH SELY ALG SD RD TOPT 75 FT W OF NW COR LOT 36 MURDOCKS SUB TH E 75 FT TH S 103 FT TO N LI 25TH ST TH E 466 FT TO POB BEING J L PORTERS 1ST SUB LOT 25 EXC S 10 FT & EXC E 2 FT ALL LOTS 26THRU 34 EXC E 2 FT & S 9 FT LOT 35 EXC E 2 FT & MURDOCKS SUB ALL LOTS 13 THRU 24 & ALL LOTS 25 THRU 36 EXC S 10 FT & INCL UNPLATTED TRACT IN NW 1/4SE 1/4 SEC 8 49 33 & ALL OR PRT ADJ VAC STS AND ALLEYS

PROPERTY #2:
CHILDREN'S MERCY HOSPITAL LOT 2

PROPERTY #3:
CHILDREN'S MERCY HOSPITAL LOT 1

PROPERTY #4:
HOSPITAL HILL CENTER LOT 2

PROPERTY #5:
HOSPITAL HILL CENTER LOT 3

PROPERTY #6:
HOSPITAL HILL CENTER LOT 1

PROPERTY #7:
SEC 08-49-33 SW1/4 NE1/4 MC GEE'S COL E M SUB BEG N LI 23RD ST 307' E W LI LOT 7 SD SUB E PT 125' W SE COR LOT 28 SD SUB, N TO SD LI 22ND ST W TO BEG

PROPERTY #8:
2200-20 KENWOOD / PSYCHIATRIC RECEIVING HOSPITAL COL E M MC GEE'S SUB E 125 FT OF S 90 8FT LOT 26 E 125 FT LOT 27 & E 125 FT OF N 142.1 FT LOT 28

PROPERTY #9:
2220 HOLMES/NURSES HOME HOME PARK LOTS 39 THRU 49 & COL E M MCGEES SUB N 101 FT OF W 144.25 FT LOT 29

PROPERTY #10:
GALLFY'S ADD - ALL TH PT LOTS 14 THRU 18 & 19 THRU 23 & TH PT

PROPERTY #11:
SEC 08-49-33 SW1/4 NE1/4 MC GEE'S COL E M SUB BEG AT A PT ON S LI KC TERM RR, TH IS 200' W OF E LI LOT 21, TH SWLY ALG SD S LI RR TO PT OF INTER WITH W LI LOT 22, TH S ALG W LI LOT 22 TO SW COR SD LOT 22, TH SELY TO SW COR SD LOT 24, TH E TO PT TH IS 200' W OF E LI LOT 24, TH N TO POB (BEING PT OF LOTS 22.23 & 24)

PROPERTY #12:
600 E 22ND ST / WESTERN MISSOURI MENTAL HEALTH CENTER 610 E 22ND ST / DIAGNOSTIC CLINIC FOR MENTAL RETARDATION HOME PARK LOTS 50 THRU 56 & COL E M MCGEES SUB ALL LOTS 34 35 & S 116 FT LOT 36 LY W OF W LI HOLMES ALSO E 200 FT LOT 21 EXC PRT IN K C TERM RR R/W & E 200 FT LOTS 22 THRU 25 & ALL VAC KENWOOD AVE ADJ SD TRACTS

PROPERTY #13:
2029 HOLMES / S 50 FT OF N 100FT OF W 125 FT OF E 132 FT LOT 34 COL E MC GEES SUB

PROPERTY #14:
MCGEES PLACE LOTS 18 & 19, BLOCK 9 & PT OF SEC-08 DAF: BEG NE COR OF LOT 18 BLK 9, TH S ALG W LI OF HOLMES ST 180.41', TH SWLY 1359.29 TO PT ON W ROW LI OF MCGEE ST, TH N 510' MOL, TH E 14', TH N 75', TH E ALG S ROW LI OF 20TH ST 985.47', TH N 92.29', TH E 132', TH S 37.72', TH E 10', TH N 37.78', TH E 132' TO POB



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MASTER PLANNED DEVELOPMENT

DISCLAIMER: THIS MASTER PLANNED DEVELOPMENT PLAN SET DOES NOT SERVE AS A PRELIMINARY PLAT. IF A PRELIMINARY PLAT IS REQUIRED, ALL INFORMATION LISTED ON THE DIRECTOR'S MINIMUM SUBMITTAL CHECKLIST FOR DEVELOPMENT PLANS AND PRELIMINARY PLAT MUST BE PROVIDED.

NO.	DATE	REVISION
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PROJECT NO.	DESIGNED BY	REVIEWED BY	DRAWN BY
MOB-25008-00	WPM	MJH	DMB
ORIGINAL ISSUE			DATE
			JUNE 2026

OWNERSHIP & PROPERTY INFORMATION

C100

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