



File #: 260597

ORDINANCE NO. 260597

Rezoning an area of about 55 acres generally bounded by E. 20th Street on the north, E. 25th Street on the south, Holmes Street on the east, and Oak Street/Locust Street/Gillham Road on the west from Districts R-0.5, DC, UR, and M1-5, to District MPD, and approving a preliminary development plan for public and civic uses (hospital campus). (CD-CPC-2026-00026)

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-1543, rezoning an area of about 55 acres generally bounded by E. 20th Street on the north, E. 25th Street on the south, Holmes Street on the east, and Oak Street/Locust Street/Gillham Road on the west from Districts R-0.5 (Residential 0.5), DC (Downtown Core), UR (Urban Redevelopment), and M1-5 (Manufacturing 1), to District MPD (Master Planned Development), and approving a preliminary development plan for public and civic uses (hospital campus), said section to read as follows:

Section 88-20A-1543. That an area legally described as:

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 to pt 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 26 thru 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 1/4 SE 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 NE 1/4 McGee'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 McGees Sub e 125 ft of s 90.8 ft 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:

Galfy's Add - all th pt Lots 14 thru 18 & 19 thru 23 & th pt.

PROPERTY #11:

Sec 08-49-33 SW 1/4 NE 1/4 McGee'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 118 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 McGees 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

is hereby rezoned from Districts R-0.5 (Residential 0.5), DC (Downtown Core), UR (Urban Redevelopment), and M1-5 (Manufacturing 1), to District MPD (Master Planned Development), all as shown outlined on a map marked Section 88-20A-1543, 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 a development plan for the area legally described above is hereby approved, subject to the following conditions:

1. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code.
2. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
3. The developer shall secure approval of a streetscape plan from the Development Management Division staff prior to building permit. The plan shall include all vertical and horizontal obstructions within and adjacent to the right-of-way along the project frontage including but not limited to signage, sidewalks, driveways, landscaping, and shall demonstrate compliance with applicable policies and regulations.
4. The developer shall secure approval of an MPD final plan from the City Plan Commission prior to issuance of the building permit.
5. Prior to submittal of a final plat for the initial phase of the development, the applicant must submit a street name plan for the entire development and obtain approval from the street name committee. Any subsequent amendments to the approved plan may, at the discretion of the Director of City Planning and Development, require submission and approval of a revised street name plan.
6. All future projects within this MPD shall abide by the Development Form Guidelines on page 172, and the District Design Guidelines on page 189 of the Greater Downtown Area Plan.
7. Any proposed development on the offsite parking area north of the Kansas City Terminal railroad track (south of E. 20th Street, east of Holmes Street and west of McGee Street) shall require a major amendment to the MPD.
8. The developer shall file an application for a street right-of-way vacation and obtain approval from the City Council prior to issuance of a certificate of occupancy or Mylar approval for any project that is adjacent to the street under consideration to be vacated. Street vacation requires a separate application, and each street will be evaluated on a case-by-case basis.
9. The accompanying wayfinding signage plan shall continue to be reviewed by City Planning and Development, and Parks and Recreation Department staff and shall

be approved and attached to the plan set prior to issuance of any sign permit within this MPD district.

10. A Knox Box shall be provided near the main entrance to the building. (IFC-2018 § 506.1)
11. The grade for a required Fire Department access road shall not exceed 10 percent. (IFC-2018: § 503.2.7.12)
12. Required Fire Department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
13. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2)
14. The developer shall provide Fire Department access roads before construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
15. The Fire Department Connection (FDC) shall not be located that obstructs access/egress to the building when in use. (IFC-2018 § 912.2)
16. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
17. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
18. The developer shall provide an approved turnaround feature (i.e. cul-de-sac, hammerhead) for all dead-end fire access in excess of 150 feet in length. (IFC-2018: § 503.2.5)
19. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1) and (NFPA1221)
20. All Fire Department Connections (FDC) shall be threaded connections, Storz connections are not allowed in the City of Kansas City, Missouri. (IFC-2018 § 903.3.6; NFPA 13-2010 § 6.8.1)
21. Fire hydrant distribution shall follow IFC-2018 Table C102.1.

22. Required Fire Department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in. clearance height. Check with Streets & Traffic (KCMO Public Works) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)
23. Fire hydrant(s) shall be within 400 feet on a fire access road following an approved route established by the Authority Having Jurisdiction (AHJ) of any exterior portion of a building. The use of existing fire hydrant(s) may be used to satisfy this requirement otherwise a private fire hydrant(s) or hydrant system may be required. This distance may be increased to 600 feet for R-3 and U occupancy(s) or the building(s) is fully protected by an approved automatic fire sprinkler system(s). (IFC-2018: § 507.5.1)
24. If an approved security gate spans across a fire access road, an approved means for emergency operation shall be provided. Electric gates shall require a siren sensor device typically referred to as a “yelp gate.” (IFC-2018 § 503.6)
25. All required Fire Department access roads shall be an all-weather surface. Grass pavers are not permitted. (IFC-2012: § 503.2.3)
26. Buildings exceeding three (3) stories or 30 feet in height shall have at least two means of fire apparatus access. (IFC-2018: § D104.1) Aerial fire apparatus roads must be a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105)
27. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
28. The building’s FDC shall be immediately recognizable from the street or nearest point of Fire Department access. (IFC-2018 § 912.2.1)
29. Any signs in the public right-of-way need further Public Works coordination for placement.
30. The developer shall petition for the vacation of various streets as shown on the development plan and relocate sewers as required by the Departments of Water Services, the Land Development Division, and Development Services prior to recording of the final plat.
31. The developer shall submit a letter to the Land Development Division from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department’s "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013", and based on compliance with Chapters 56 and 64, Code of Ordinances, for the

sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.

32. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right-of-way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
33. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
34. The developer shall integrate into the existing streetlight system any relocated streetlights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
35. All new, abandoned and relocated water mains and public fire hydrants shall be designed to meet Kansas City Water rules and regulations for water main extensions (WME). WME Plans shall be submitted through CompassKC for review and approval of contracts (permits) prior to a building permit issuance.
36. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.
37. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Kansas City Water Services Department evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5-inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system and manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by the Kansas City Water Services Department prior to recording the plat.

38. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Department of Natural Resources (MDNR) and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
39. The developer shall obtain the executed and recorded City approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer or outside the plat and include said document(s) within the public improvement applications submitted for permitting. Off-site improvements will require performance and maintenance bonds to be posted for permitting if determined to be necessary by the Director of the Kansas City Water Services Department.
40. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Kansas City Water Services Department prior to recording the plat or issuance of a building permit to connect the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.
41. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Kansas City Water Services Department, prior to recording the plat or issuance of a building permit, whichever occurs first. Easements shall be per the Kansas City Water Services Department matrix easement.
42. The developer shall provide acceptable easement and secure permits to relocate sanitary sewers out from under proposed buildings and structures. Any existing public lines located under proposed structures must be abandoned in place or removed and easement vacated, or relocated and new easements shall be provided; as required by the Kansas City Water Services Department prior to recording the plat or issuance of a building permit, whichever occurs first. Easements shall be per the Kansas City Water Services Department matrix easement.
43. The developer shall grant a BMP and/or surface drainage easement to the City as required by the Kansas City Water Services Department, prior to recording the plat or issuance of any building permits.
44. All agreement and easement documents shall be submitted using IB159 to an infrastructure review application on CompassKC for review and approval by the Kansas City Water Services Department prior to issuance of any permits.

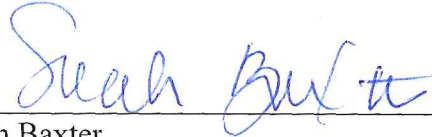
A copy of said development plan is on file in the office of the City Clerk with this ordinance and is made a part hereof.

Section C. That the Council finds and declares that before taking any action on the proposed amendment and development 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.

Sara Copeland, FAICP
Secretary, City Plan Commission


Approved as to form:



Sarah Baxter
Senior Associate City Attorney



Authenticated as Passed



Quinton Lucas, Mayor



Marilyn Sanders, City Clerk

JUL 09 2026

Date Passed