



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260597

Submitted Department/Preparer: City Planning

Revised 01/30/26

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

Rezoning an area of about 55 acres generally bounded by E. 20th Street on the north, E. 25th Street on the south, Holmes Street (extending to the west, just north of E. 22nd 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 (Master Planned Development), and approval of a preliminary development plan for Public and Civic Uses (Hospital Campus). (CD-CPC-2026-00026).

Discussion

The applicant seeks to rezone about 55 acres from Districts R-0.5, DC, UR, and M1-5, to District MPD, that allows for Public and Civic Uses for Children's Mercy Hospital Campus. The MPD plan proposes the demolition of some structures and construction of about 1.5 million square feet building additions and about 1,120 parking spaces in 6 phases. The buildings will be medical hospital towers, garages, offices and administrative buildings between 5 and 20 stories tall. As discussed with applicant staff recommend adding a Phase 0 on the face of the plan to allow for current projects under the permitting process to proceed through the system but be captured as part of this MPD plan moving forward.

The MPD plan, if approved proposes submittal of Final MPD in lieu of Special Use Permit for Hospital uses pursuant to Section 88-517-09-D, which states that "If a use that would have required special use approval is approved on a development plan, no separate special use review will be required." This will allow for submittal of Final MPD plan to the City Plan Commission prior to issuance of building permits. Staff are supportive of this request.

The MPD plan proposes to vacate the following streets: E. 23rd Street, E. 24th Street, E. 25th Street, Kenwood Avenue and Locust Street. Street Vacation requires a separate application, and each street will be evaluated on a case-by-case basis. To vacate these streets the developer shall file for a street right of way vacation and obtain approval from the City Council prior to issuance of Certificate of Occupancy or Mylar approval for any project that is adjacent to the street under consideration to be vacated. The plan also proposes to allow encroachments within the public right of way outright. Encroachments on public right of way must obtain an encroachment permit unless the street is vacated.

Staff Recommendation Rezoning: Approval

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 authorizing the development of private property.
3. How does the legislation affect the current fiscal year?
Not applicable as this is an ordinance authorizing the development of private property.
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 authorizing the development of private property.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is an ordinance authorizing the development of private property.

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)

This ordinance has no fiscal impact.

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

No prior rezoning legislation on this site.

Service Level Impacts

Not applicable as this is an ordinance authorizing the development of private property.

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

[Click or tap here to provide reasoning.](#)

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is an ordinance authorizing the development of private property.
2. How have those groups been engaged and involved in the development of this ordinance?
Not applicable as this is an ordinance authorizing the development of private property.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is an ordinance authorizing the development of private property.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Not applicable as this is an ordinance authorizing the development of private property.
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 authorizing the development of private property.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Not applicable as this is an ordinance authorizing the development of private property.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
No(Press tab after selecting)

