

CD-CPC-2026-00026

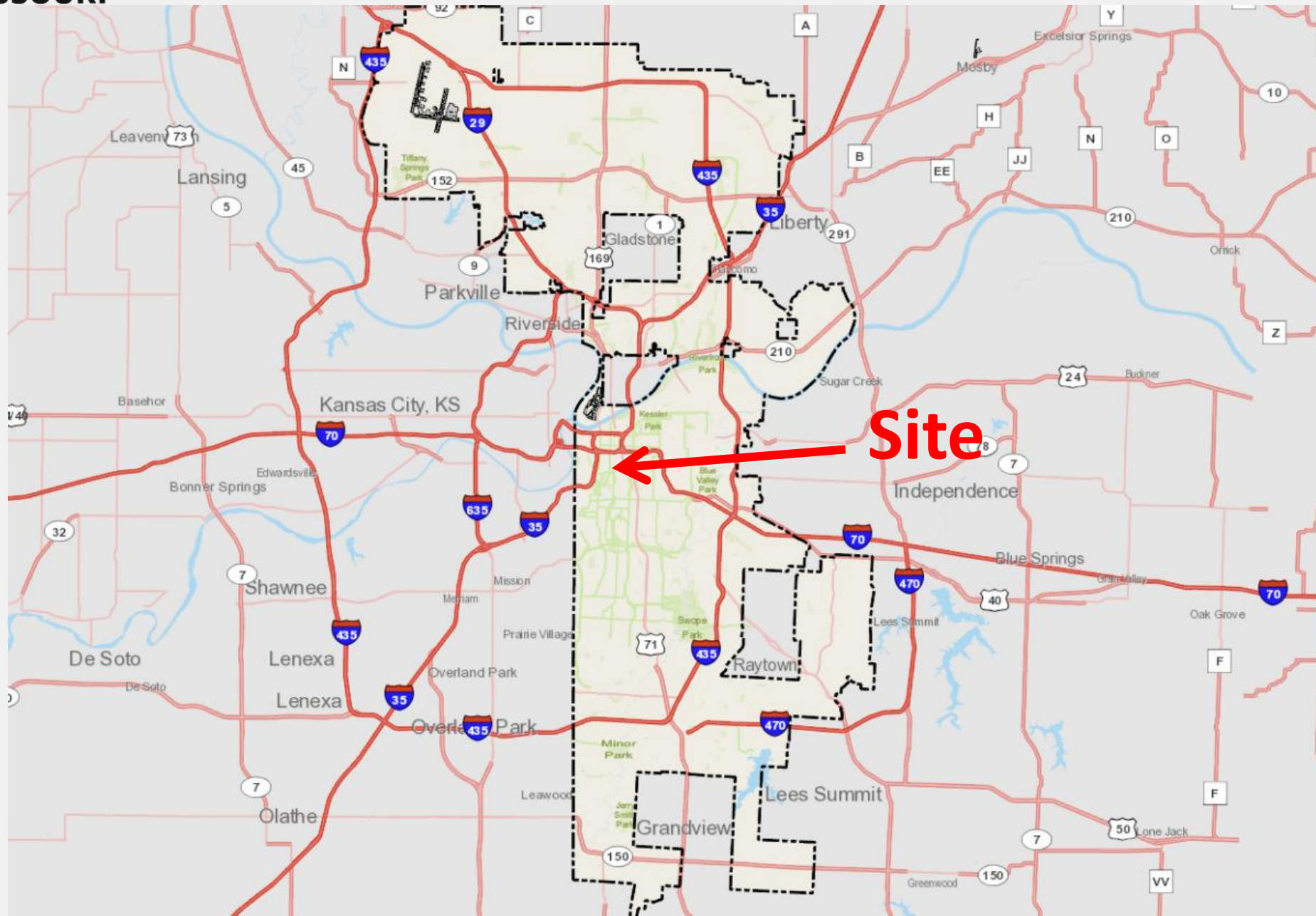
Children's Mercy Hospital MPD

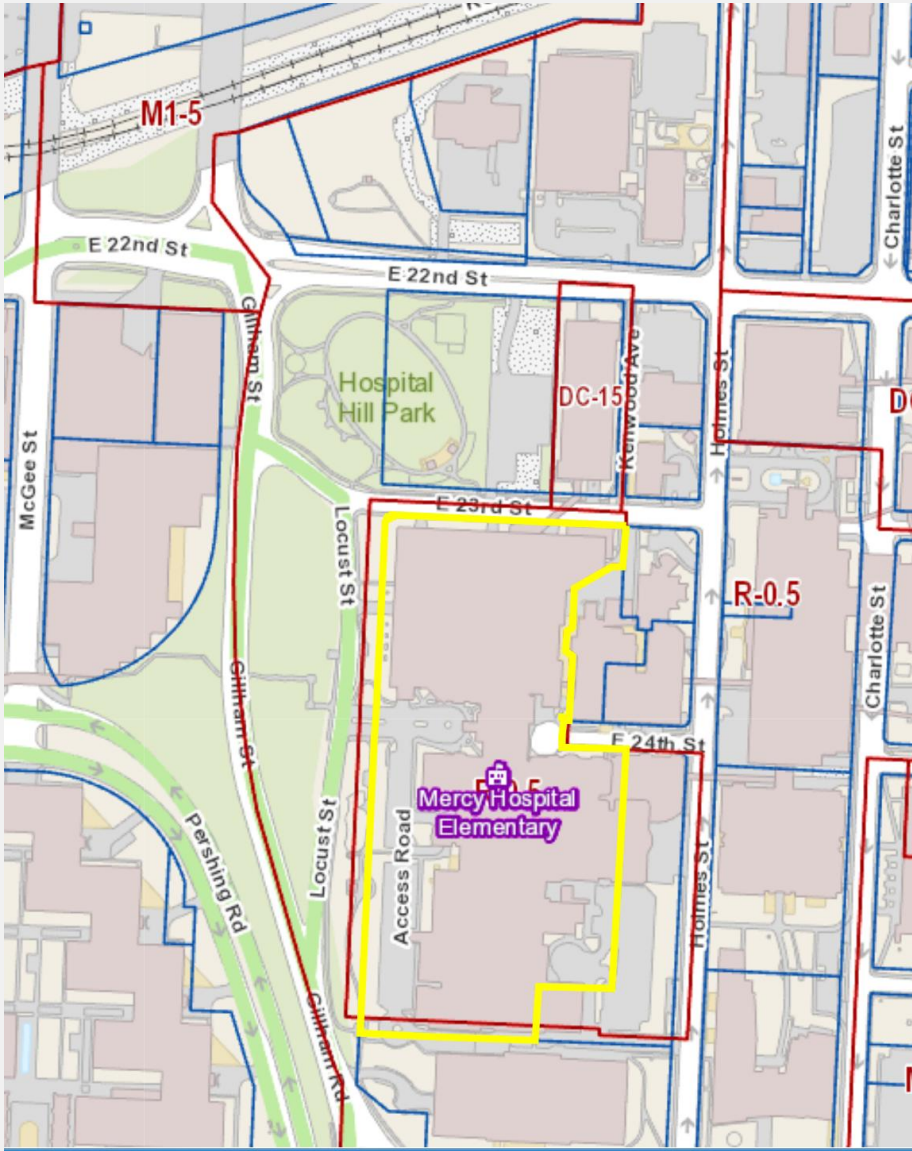
May 6, 2026

City Plan Commission



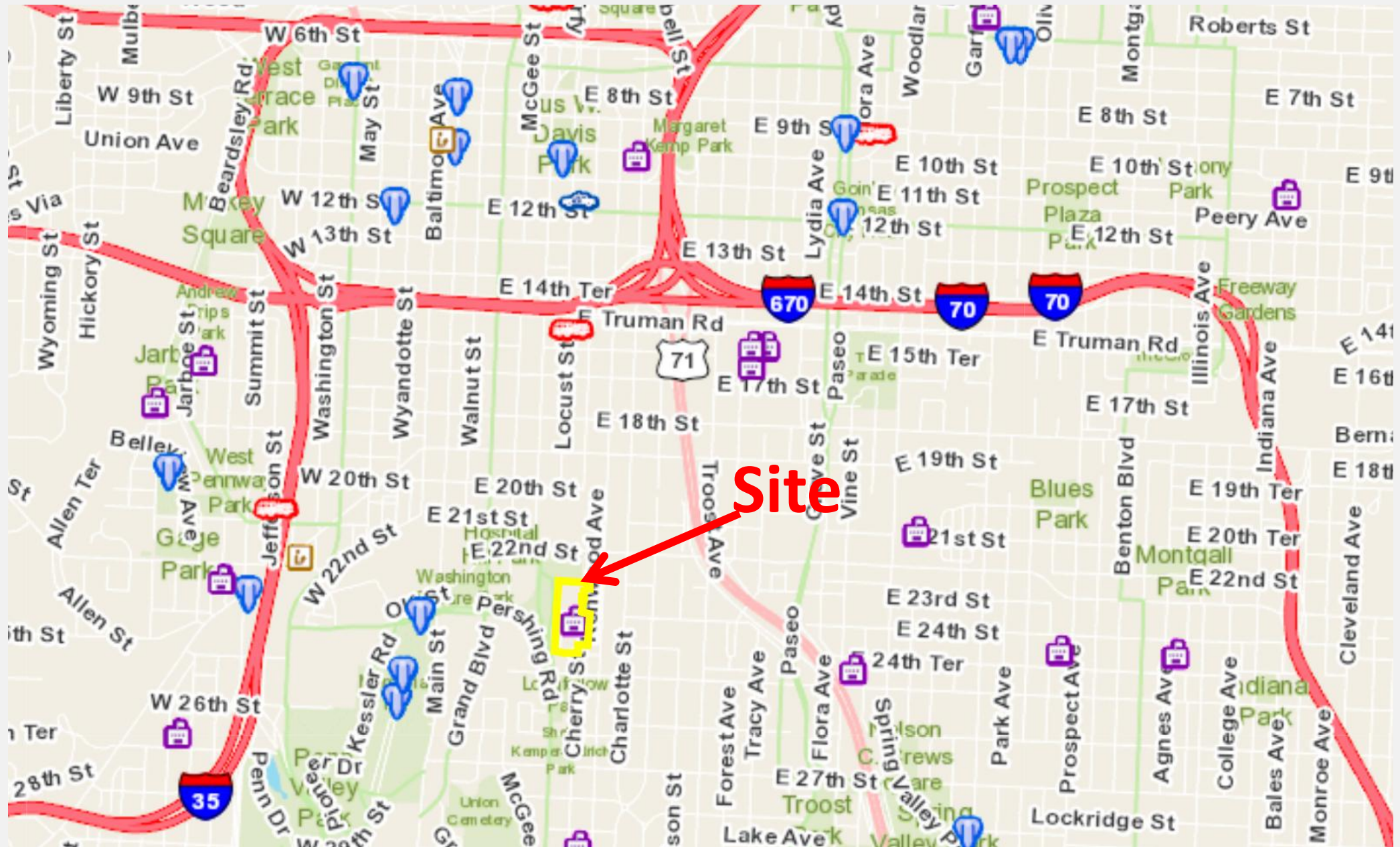
Development Team:
Michael Haake, Walter P. Moore
Jacqueline Foy, HDR, Inc.





BACKGROUND

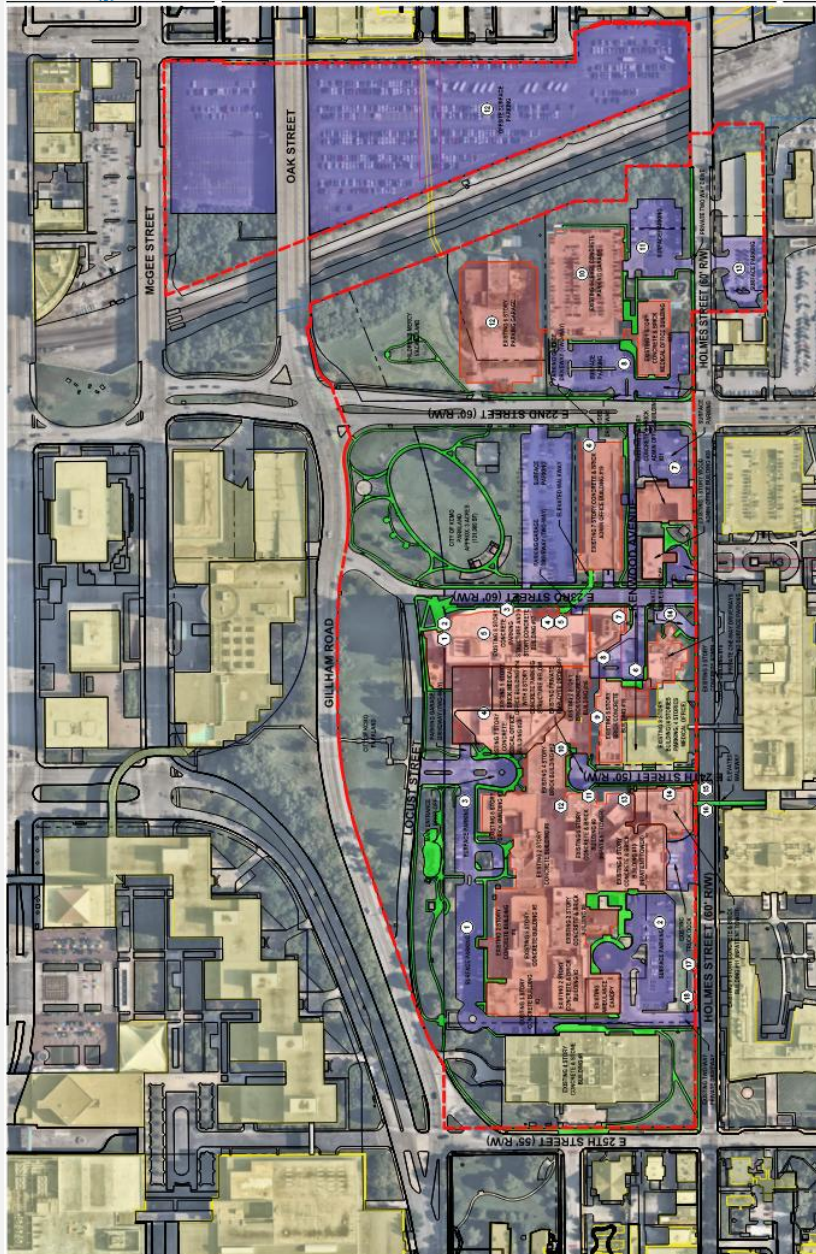
- 23 existing structures – about 1.7 million sq. ft.
- w/ 5,000 parking spaces.
- 2017 – Research tower – request to rezone about 33 acres to District MPD to allow 1.1 million sq. ft. – CONTINUED by CPC.
- Acquired land FROM Hospital Hill park through the vote of the people.
- CMH (10 acres) – 2,000 permits & 700 plans.



- **Request to rezone about 55 acres 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 (Children's Mercy Hospital).**
- **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.**



- **This MPD does not act as a preliminary plat.**
- **Only grants entitlement that aligns the zoning and a unified Lot and Building Standards. + Signage and wayfinding plan.**
- **Major amendments will require City Council approval.**
- **Uses – DX-15 – Allowing MPD Final Plan in Lieu of SUP for Hospital.**
- **Allows:**
 - **Exiting uses to remain.**
 - **current ongoing projects to proceed as Phase 0.**
 - **for future developments – preliminary plats/ final plan.**

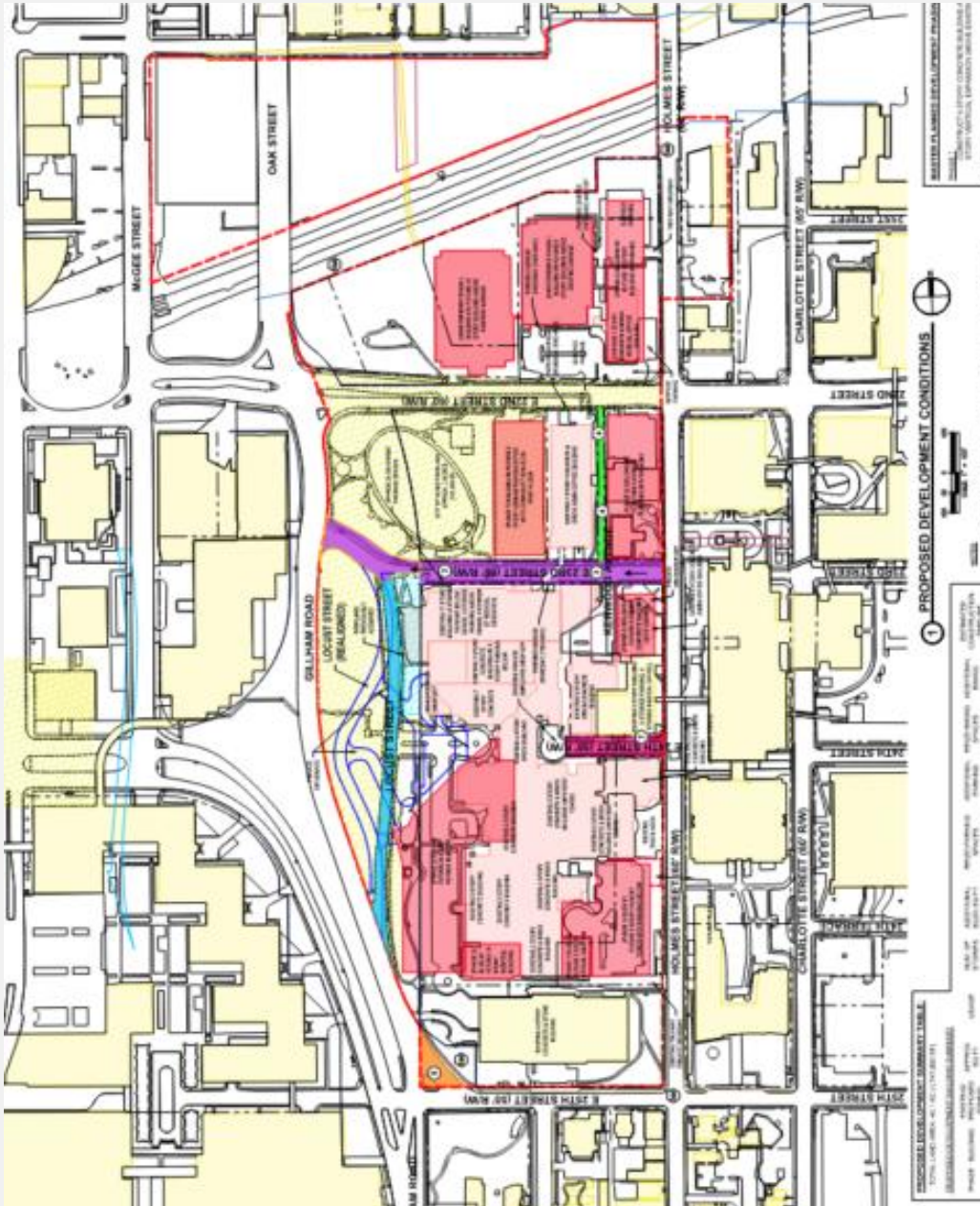


Existing/ Background

- 23 existing structures – about 1.7 million sq. ft.
- w/ 5,000 parking spaces.
- 2017 – Research tower – request to rezone about 33 acres to District MPD to allow 1.1 million sq. ft. – CONTINUED by CPC.
- Acquired land FROM Hospital Hill park through the vote of the people.
- CMH (10 acres) – 2,000 permits & 700 plans. **VARIANCES!**

CURRENT ZONING

- R-0.5 ZONING
- R-1.5 ZONING
- R-2.5 ZONING
- B-1 ZONING
- B-3 ZONING
- B-4 ZONING
- M-1 ZONING
- DC ZONING
- UR ZONING
- ZONING BOUNDARY LINE



MPD PLAN

- demolition and construction of about 1.5 million sq. ft.
- 1,120 parking spaces in 6 phases.
- medical hospital towers, garages, offices and administrative buildings
- between 5 and 20 stories tall.
- Vacation of E. 23rd Street, E. 24th Street, E. 25th Street, Kenwood Avenue and Locust Street.

MPD PLAN

- **That all future projects within this MPD shall abide by the Development Form Guidelines and the District Design Guidelines of the Greater Downtown Area Plan.**
- **parking lot north of the Kansas City Terminal Railway tracks within the MPD boundary. Staff recommend that the parcels be added to the data table as “existing parking to remain”, and that any proposed development on these parcels shall require a major amendment to the MPD.**
- **The applicant submitted an overall Wayfinding Signage Plan as part of the MPD plan. Staff recommend that the signage plan be approved and attached to the plan set prior to issuance of any sign permit within this MPD district.**

Specific Review Criteria

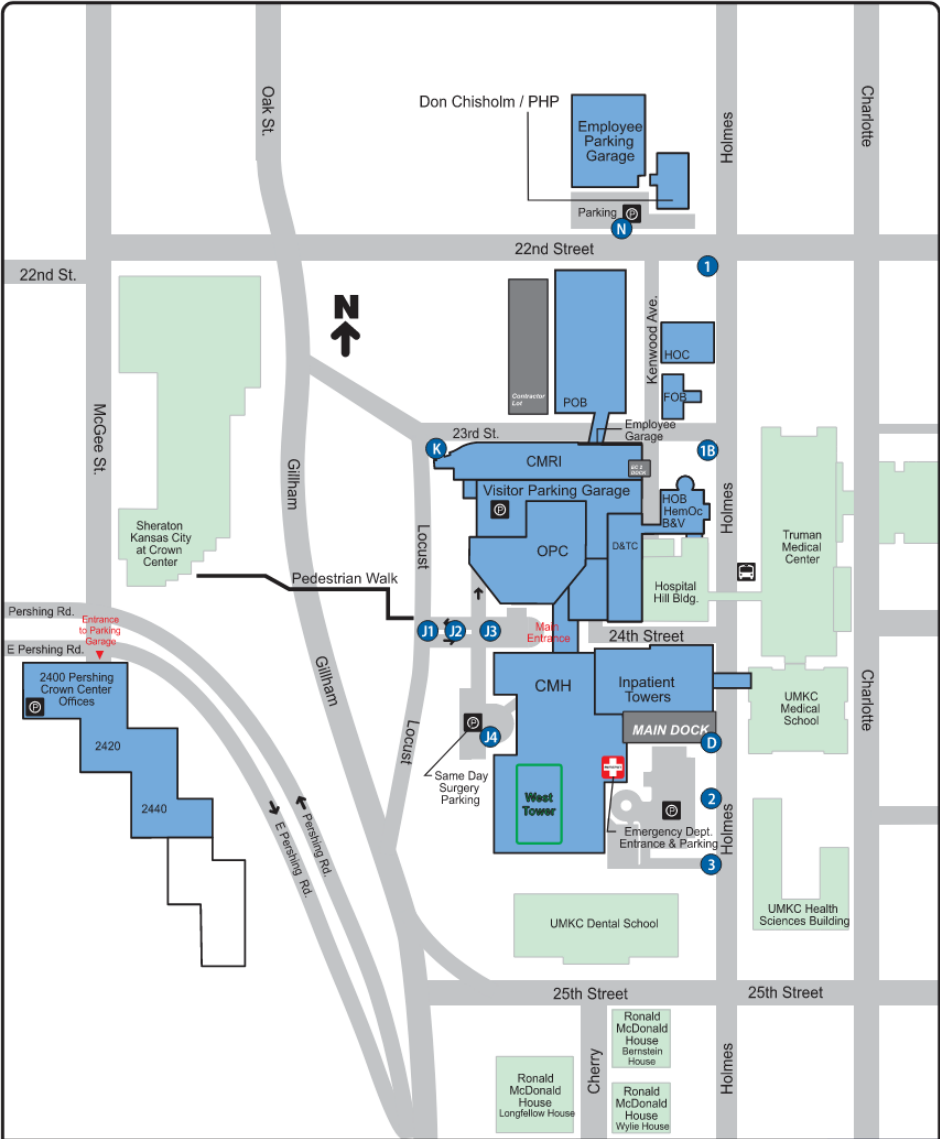
Rezoning, Zoning and Development Code Map Amendments (88-515-08)

Development Plan, Project Plan, or Site Plan (88-516-05)

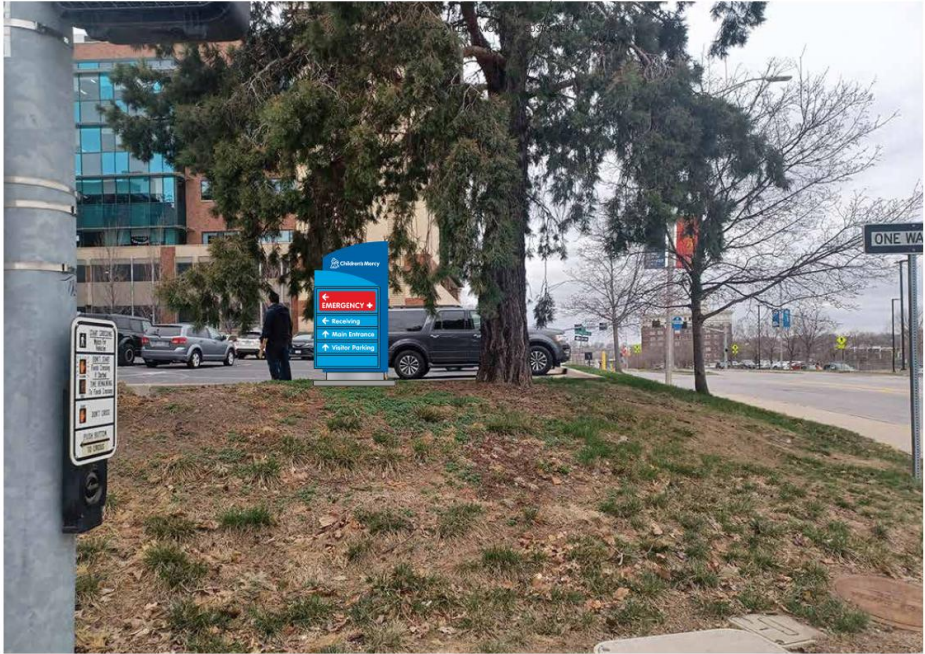
Master Planned Developments (88-520-03-G)

In reviewing and making decisions on proposed MPD rezonings and preliminary development plans, review and decision-making bodies must consider at least the following factors:

- A. The preliminary development plan's consistency with any adopted land use plans for the area.**
- B. The preliminary development plan's consistency with the MPD district provisions of 88-280.**
- C. The sufficiency of the terms and conditions proposes to protect the interest of the public and the residents of the MPD in the case of a plan that proposes development over a long period of time.**



1 Large Directional
SW CORNER 22ND & HOLMES ST
Illuminated



PROPOSED



APPROXIMATING NIGHT VIEW



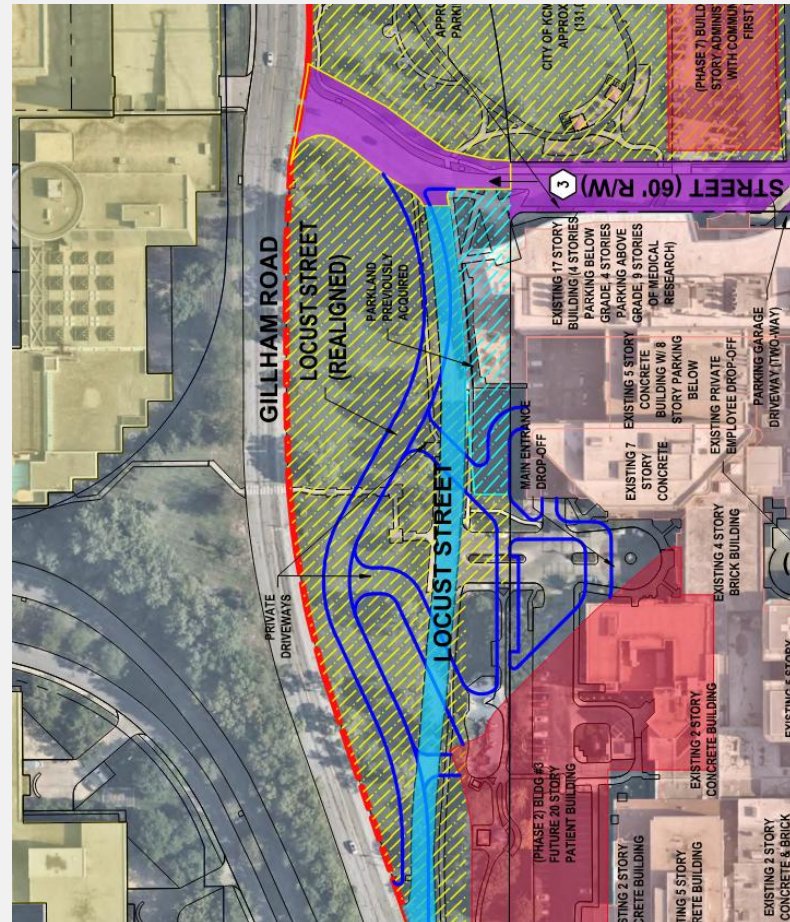
CUSTOMER: CHILDREN'S MERCY HOSPITAL
NAME: DON CHISHOLM BUILDING
LOCATION: JASON BROWN
2401 GILLHAM RD
KANSAS CITY, MO 64108

DATE: 8/6/2025
DESIGN NO: SP-352575
ARTIST: JH
SCALE: 3/4" = 1'-0"

SPECIFICATIONS

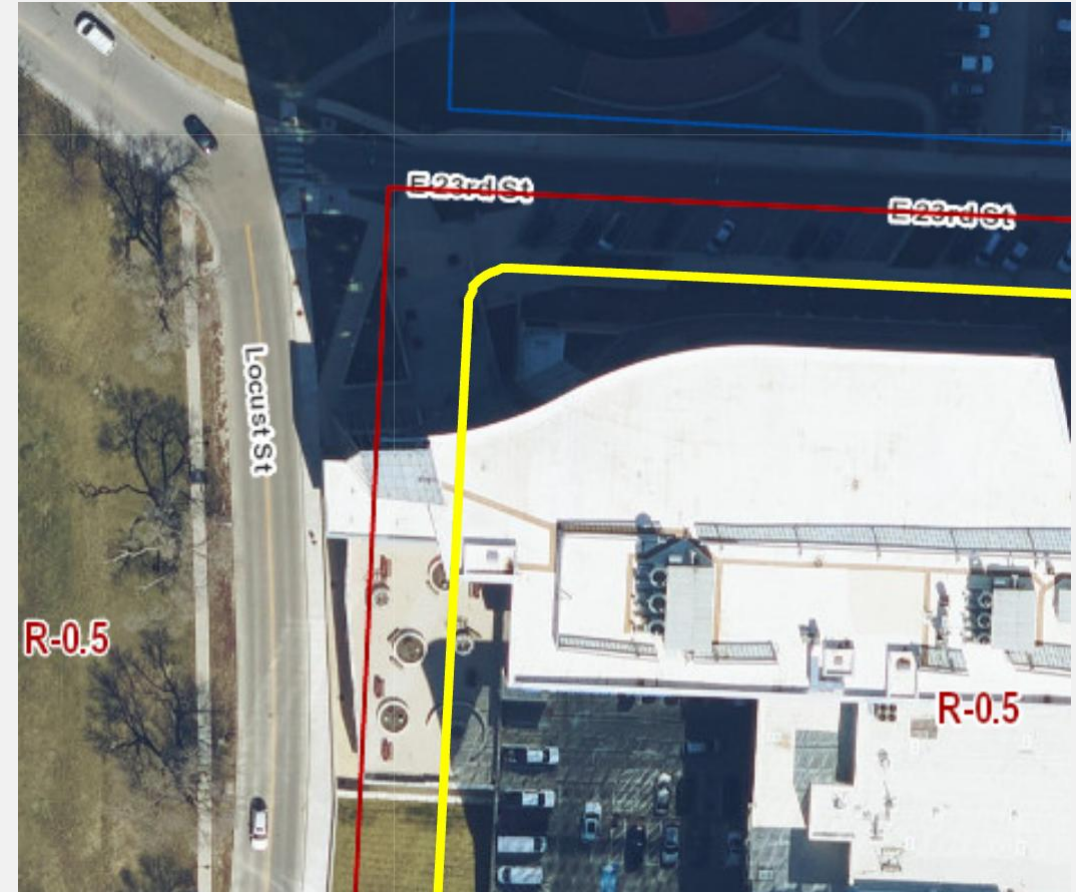
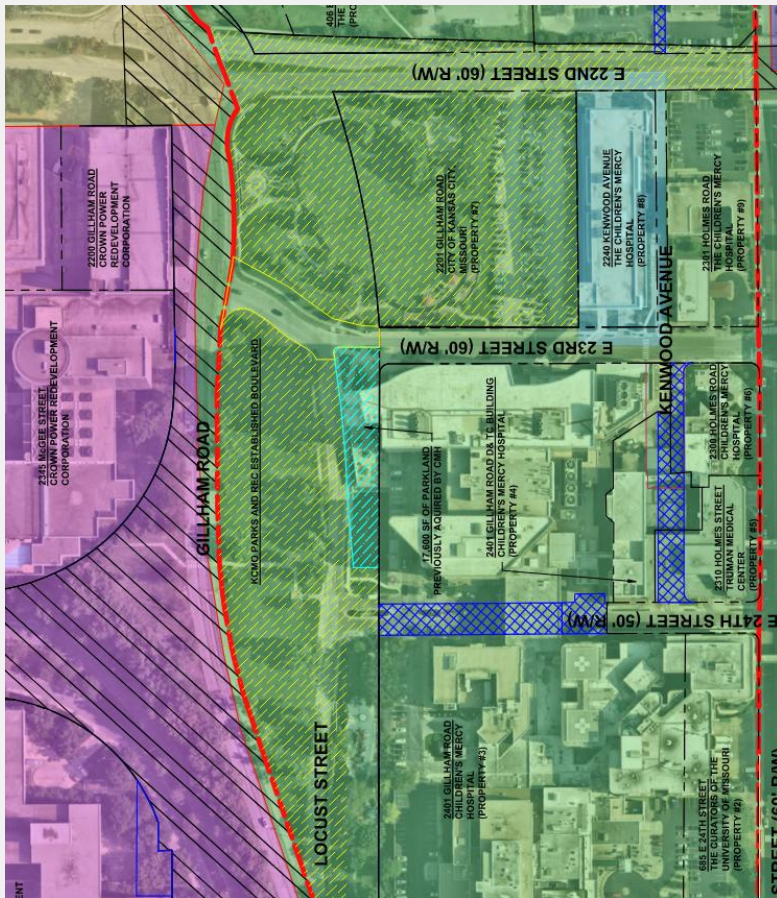
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COMMENTS

#50. That the parcel obtained from the Parks Board be consolidated by deed at Jackson County prior to City Council approval of this MPD plan.



RECOMMENDATION:

Approval subject to conditions.

