

CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2026-00026

Children's Mercy Hospital MPD



KANSAS CITY
Planning & Dev

May 6, 2026

Docket # 7

Request

Rezoning with plan

Applicant

Michael Haake
Walter P Moore & Associates

Owners

Children's Mercy Hospital
The Curators of the University of Missouri
Truman Medical Center, Inc.

Site Information

Location	2401 Gillham Road
Area	55 Acres
Zoning	R/ B/ M/ DC/ UR
Council District	4 th
County	Jackson
School District	Kansas City 33

Surrounding Land Uses

North: Mixed use, zoned B4-5/ M1-5/UR
South: Ronald McDonald House, mixed use, zoned B1-1/B3-2/R-1.5
East: Mixed use (Hospital Hill), zoned M1-5/ R-0.5/ DC-1/ UR
West: KCMO Parkland, (Part of Hospital Hill Park) zoned R-0.5

KC Spirit Playbook Alignment

Medium

Land Use Plan

The Greater Downtown Area Plan recommends Downtown Core and Downtown Mixed-use Future Land Use for this location. The proposed plan has a medium alignment with this designation. See Criteria A for more information.

Major Street Plan

Gillham Road and E. 22nd Street are identified as established Boulevard, and Holmes Street as commercial/mixed use within this project boundary on the Major Street Plan.

Approval Process



Overview

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.

Existing Conditions

The subject property is 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. The site is developed as Children's Mercy Hospital and UMKC School of Dentistry. The site's elevation drops approximately forty feet from the south side to north side. The existing buildings (23 structures) on the site comprise approximately 1.7 million square feet with 5,000 parking spaces. Most of the buildings on the site are approximately 4 to 9 stories tall. The main access is off Locust Street and there are parking garages on the north and southeast areas of the site.

Neighborhood(s)

This site is not located within a registered neighborhood or homes association.

Required Public Engagement

Section 88-505-12, Public Engagement does apply to this request. The applicant hosted a meeting on April 6, 2026. A meeting summary is attached; see Attachment #3.

Project Timeline

The application was filed on February 23, 2026. Scheduling deviations have occurred enable public engagement meeting prior to CPC hearing.

Professional Staff Recommendation

Docket #7 Approval with conditions.

Controlling + Related Cases

Case No. 14797-MPD-26 - A request to consider rezoning about 33 acres from Districts R-0.5 (Residential 0.5) and DC to District MPD (Master Planned Development) for the Children's Mercy Hospital Campus, and approving a preliminary development plan for the same which acts as a master plan for the hospital allowing an additional 1.1 million square feet office building in seven phases. On April 4, 2017, the CPC continued this case off the docket.

There are numerous cases including several variances, final plans, and preliminary plans within the MPD plan boundary. The plans were approved incrementally over many years as the campus expanded and changed. The variances are primarily due to the campus being a nonresidential use in a residential zone.

VICINITY MAP



PLAN REVIEW

In 2017, the hospital filed an application for an overall MPD, Master Planned Development for the entire campus under staff urging as a way of consolidating the campus. Per 88-280 the MPD district is intended to accommodate development that may be difficult if not impossible to carry out under otherwise applicable zoning district standards. (See attachment #4 - MPD statement by applicant.) Due to the non-residential uses within a residential zoning, mixed with other zoning districts, the city and the hospital are always faced with challenging conflicts when reviewing projects. This plan is intended to pave the way for multiple exciting projects within the campus.

This MPD plan does not serve as a preliminary plat and there is a note on the face of the plan to that effect. Should a preliminary plat be required, the applicant shall provide all the information required for Development Plan and Preliminary plat as outlined on the Director's Minimum Submittal checklist. Also make sure to include the Development Data Table to provide all the information required by #28 (a-m).

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.

The plan does not address the remote 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.

That 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. The applicant submitted an overall Wayfinding Signage Plan as part of the MPD plan. City Planning and Parks and Recreation staff are working with the applicant and their sign company to make sure that the proposed plan meets the Boulevard and Parkway standards. 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.

PLAN ANALYSIS

Standards	Meets	Notes
Lot and Building Standards (88-280)	Yes	To be reviewed with MPD Final
Accessory Uses & Structures (88-305)	Yes	To be reviewed with MPD Final
Boulevard & Parkway Standards (88-323)	Yes	To be reviewed with MPD Final
Parkland Dedication (88-408)	Yes	To be reviewed with MPD Final
Parking & Loading (88-420)	Yes	To be reviewed with MPD Final
Landscaping & Screening (88-425)	Yes	To be reviewed with MPD Final
Outdoor Lighting (88-430)	Yes	To be reviewed with MPD Final
Signs (88-445)	Yes	See attached way finding signage plan condition.
Pedestrian Standards (88-450)	Yes	To be reviewed with MPD Final

SPECIFIC REVIEW CRITERIA

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

In reviewing and making decisions on proposed zoning map amendments, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factors:

A. Conformance with adopted plans and planning policies.

The proposed rezoning to MPD aligns with the future land use recommendation of Mixed-Use Community. See additional comments from the Community Planning Division in the MPD plan review section below.

B. Zoning and use of nearby property.

The existing hospital use is permitted by right in the B and M districts and by approval of an SUP in the residential district. This MPD will allow it subject to an MPD Final Plan.

C. Physical character of the area in which the subject property is located.

All existing conditions shall remain the same. All proposed projects and street vacations shall be reviewed on a case-by-case basis.

D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment.

There are existing public facilities available to serve the subject site.

E. Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations.

All existing conditions shall remain the same. All proposed projects and street vacations shall be reviewed on a case-by-case basis.

F. Length of time the subject property has remained vacant as zoned.

All existing conditions shall remain the same. All proposed projects and street vacations shall be reviewed on a case-by-case basis.

G. The extent to which approving the rezoning will detrimentally affect nearby properties.

All existing conditions shall remain the same. All proposed projects and street vacations shall be reviewed on a case-by-case basis.

H. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

There is no expected gain to public health, safety, or welfare in denying the project. If denied, staff and the applicant will continued to navigate the complex process of reviewing projects within the hospital campus on a hodge-podge basis.

[Development Plan, Project Plan, or Site Plan \(88-516-05\)](#)

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

A. The plan must comply with all standards of the Zoning and Development Code and all other applicable city ordinances and policies.

"Community Planning is supportive of this MPD as it brings all of Children's Mercy under one zoning that is more in line with the Greater Downtown Area Plan's future land use. Additional development and the wayfinding plan will give the hospital a true campus feel, aligning it with the proposed District development form." -Luke Ranker, Community Planning Division.

B. The proposed use must be allowed in the district in which it is located.

The existing hospital use is permitted by right in the B and M districts and by approval of an SUP in the residential district. This MPD will allow it subject to an MPD Final Plan.

C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient, and convenient movement of traffic not only within the site but on adjacent roadways.

All existing conditions shall remain the same. All proposed projects and street vacations shall be reviewed on a case-by-case basis.

D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site.

All existing conditions shall remain the same. All proposed projects and street vacations shall be reviewed on a case-by-case basis.

E. The plan must provide for adequate utilities based on City standards for the particular development proposed.

All existing conditions shall remain the same. All proposed projects and street vacations shall be reviewed on a case-by-case basis.

F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.

All existing conditions shall remain the same. Staff recommend that 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.

G. Landscaping, berms, fences, and/or walls must be provided to buffer the site from undesirable views, noises, lighting, or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.

All existing conditions shall remain the same. Staff recommend that 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.

H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.

All existing conditions shall remain the same. Staff recommend that 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.

I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.

All existing conditions shall remain the same.

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.

"Community Planning is supportive of this MPD as it brings all of Children's Mercy under one zoning that is more in line with the Greater Downtown Area Plan's future land use. Additional development and the wayfinding plan will give the hospital a true campus feel, aligning it with the proposed District development form." -Luke Ranker, Community Planning Division.

The preliminary development plan's consistency with the MPD district provisions of 88-280.

The proposed rezoning to MPD aligns with the future land use recommendation of Mixed-Use Community.

B. 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.

All existing conditions shall remain the same and all future projects within this MPD shall abide by the Development Form Guidelines, and the District Design Guidelines of the Greater Downtown Area Plan.

ATTACHMENTS

1. Conditions Report
2. Applicant's Submittal
3. Public Engagement Materials
4. Applicant MPD Statement

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends APPROVAL WITH CONDITIONS as stated in the conditions report.

Respectfully submitted,



Lead Planner



Plan Conditions

Report Date: May 01, 2026

Case Number: CD-CPC-2026-00026

Project:

Condition(s) by City Planning and Development Department. Contact Olofu Agbaji at (816) 513-8815 / Olofu.Agbaji@kcmo.org with questions.

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. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
2. All signage shall conform to 88-445 and shall require a sign permit prior to installation. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
3. The developer shall secure approval of a streetscape plan from 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, etc. 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. That 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. That 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. That the developer file an application 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. Street Vacation requires a separate application, and each street will be evaluated on a case-by-case basis.
9. Wayfinding Signage Plan – That the accompanying Wayfinding Signage Plan 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. That the plan be revised prior to ordinance request showing:
 - a) Provide ownership consent forms the proposed application to rezone that is consistent with the ownership map prior to ordinance request,
 - b) Include 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.
 - c) Revise cover sheet – Zoning should be DX-15. Remove SUP and replace it with MPD Final Plan for Hospital pursuant to Section 88-517-09-D.
 - d) Revise sheets C300 & C400 (Master Planned Development Request)– Remove #3, 4, 5, 7, 8. Update #1 & 2 to be listed as lot and building standard per DX 15.
 - e) Add a note on the face of the plan labelling 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), as existing parking to remain and any proposed development shall require a major amendment to the MPD.
 - f) Add a note on the face of the plan that future projects should follow the Development Form Guidelines on page 172, and the District Design Guidelines on page 189 of the Greater Downtown Area Plan.

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

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11. A Knox Box shall be provided near the main entrance to the building (IFC-2018 § 506.1). Critical Fire Inspections, Approved by DC Dean
12. The grade for required fire department access road shall not exceed 10 percent. (IFC-2018: § 503.2.7)
13. 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)
14. 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)
15. The developer shall provide Fire Department access roads prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
16. The Fire Department Connection (FDC) shall not be located that obstructs access/egress to the building when in use (IFC-2018 § 912.2).
17. 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)
18. The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
19. 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)
20. 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)
21. 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).
22. Fire hydrant distribution shall follow IFC-2018 Table C102.1
23. 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)
24. 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)
25. 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)
26. All required fire department access roads shall be an all weather surface. Grass pavers are not permitted. (IFC-2012: § 503.2.3)
27. 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).
28. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
29. The building's FDC shall be immediately recognizable from the street or nearest point of Fire Department access (IFC-2018 § 912.2.1).

Condition(s) by Parks & Recreation. Contact Angela Eley at (816) 513-7599 / angela.eley@kcmo.org with questions.

30. Review J1 wayfinding signage & Approve by Parks Board

Condition(s) by Parks & Recreation. Contact Angela Eley at (816) 513-7599 / angela.eley@kcmo.org with questions.

31. Review & Approval by Park Board Signage J2

32. Review J3 wayfinding signage & Approve by Parks Board

Condition(s) by Public Works Department. Contact Sam Akula at (816) 513-4703 / sam.akula@kcmo.org with questions.

33. 1. Are any spare parts provided for these signs in case of knockdowns.
2. Are there details provided for the larger, monument-style signs with concrete bases
3. For the illuminated signs, please clarify where the power feed will be coming from.
4. Who maintenance of these signs. Is it the responsibility owner.
5. What is the Warranty period for the signs
6. Please confirm that the signs do not obstruct the sight distance triangle and do not block the view of existing motorists.
7. Any Signs in the public right-of-way need further Public Works coordination for placement.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

34. The developer must 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.
35. 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 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, 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 occupancy permits.
36. 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.
37. 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.
38. The developer shall integrate into the existing street light system any relocated existing street lights 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.

Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.

39. All new, abandoned and relocated water mains and public fire hydrants shall be designed to meet KC 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 building permit issuance.

Condition(s) by Water Services Department. Contact Philip Taylor at (816) 513-0146 / philip.taylor@kcmo.org with questions.

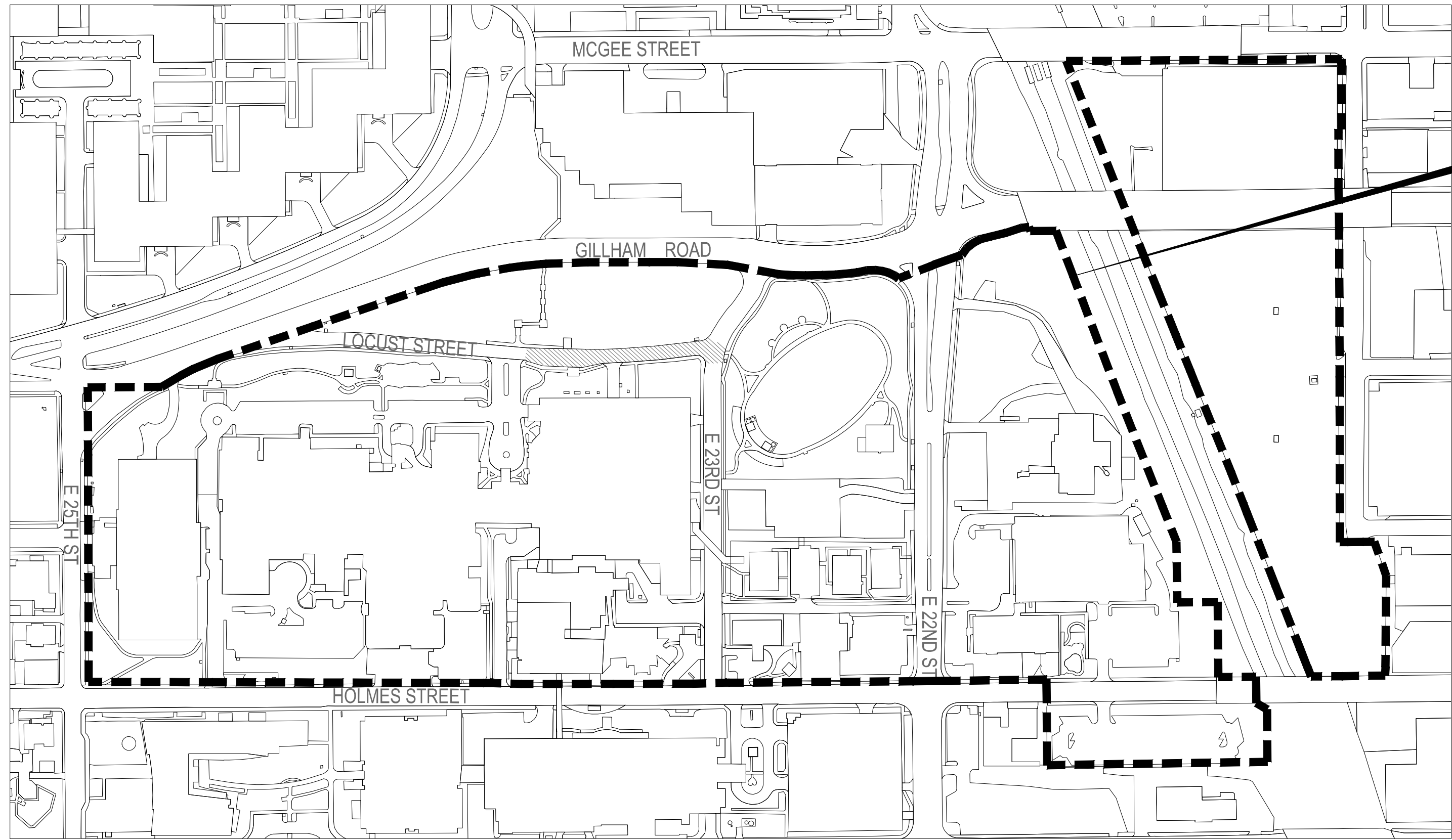
40. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations.
41. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to KC Water 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. 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 KC Water prior to recording the plat.
42. The developer shall submit plans for grading, siltation, and erosion control to KC Water for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Dept. 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.

43. The developer must 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 KC Water.
44. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water prior to recording the plat or issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.
45. 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 KC Water, prior to recording the plat or issuance of a building permit whichever occurs first. Easements shall be per the KC Water Matrix easement.
46. The developer shall provide acceptable easement and secure permits to relocate sanitary sewers out from under proposed buildings and structures, etc. 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 KC Water prior to recording the plat or issuance of a building permit, whichever occurs first. Easements shall be per the KC Water Matrix easement.
47. The developer shall grant a [BMP and/or Surface Drainage Easement] to the City as required by KC Water, prior to recording the plat or issuance of any building permits.
48. All Agreement and Easement documents shall be submitted using IB159 to an Infrastructure Review Application on CompassKC for review and approval by KC Water prior to issuance of any permits.

PROJECT NAME:

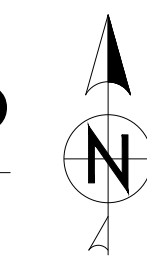
MASTER PLAN DEVELOPMENT CHILDREN'S MERCY HOSPITAL

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	MPD	Proposed w/ 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	



VICINITY MAP

SCALE: 1" = 200'



LIMITS OF MASTER
PLANNED
DEVELOPMENT

» 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	88-312-01
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

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.

OWNER:



ARCHITECT:



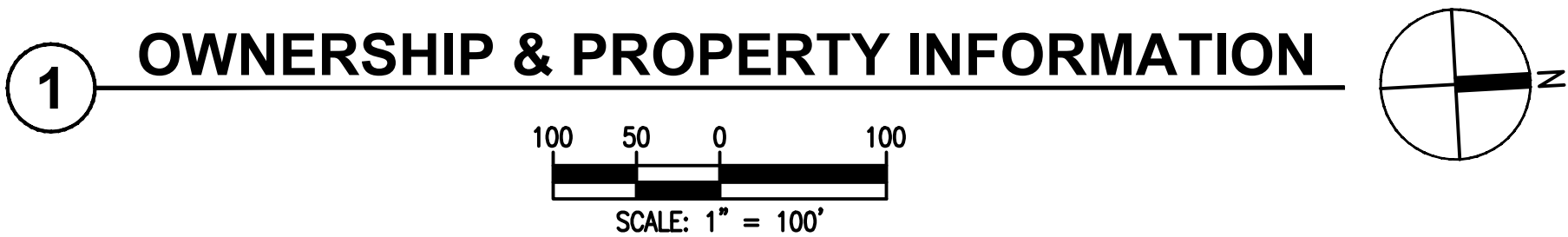
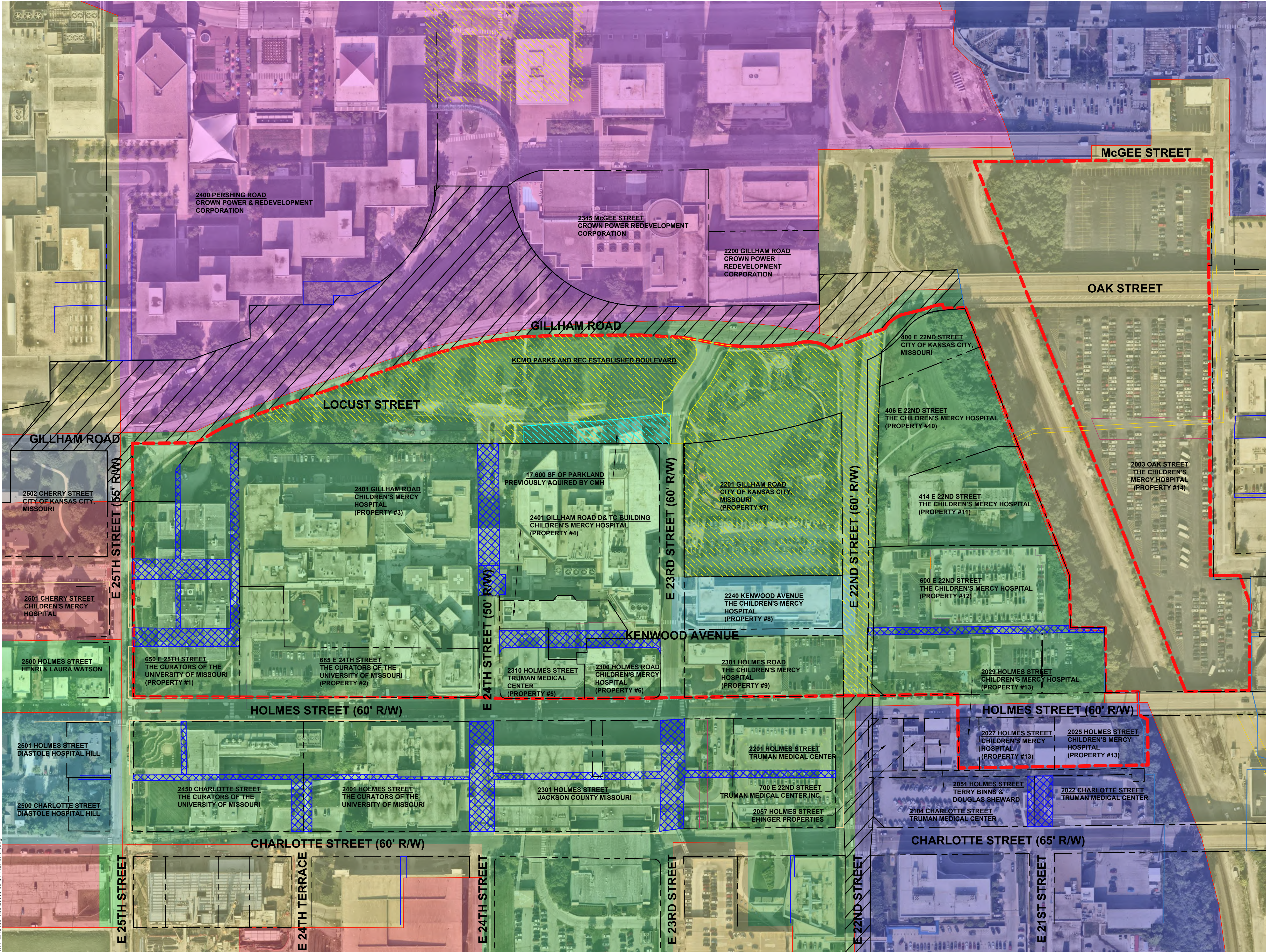
4801 Main Street, Suite 450
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PREPARED BY:



Walter P Moore and Associates, Inc.
1100 Walnut, Suite 1825
Kansas City, Missouri 64106

816.701.2100
walterpmoore.com
MO PE Corporation No. 1999141112



OWNERSHIP & PROPERTY INFORMATION

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

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
- KC MO 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 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:
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 100 FT 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



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www.hdrinc.com



2401 GILLHAM RD, KANSAS CITY, MO 64108

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.

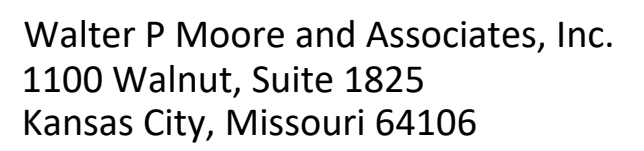
NO. DATE REVISION

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

OWNERSHIP & PROPERTY INFORMATION

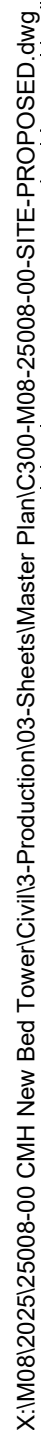
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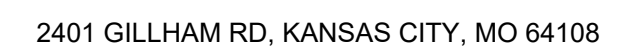
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- - LIMITS OF MASTER PLANNED DEVELOPMENT
- - PROPERTY LINE
- - RIGHT-OF-WAY LINE
- - EXISTING CHILDREN'S MERCY HOSPITAL BUILDING
- - EXISTING ADJACENT STREET BUILDING
- - FUTURE CHILDREN'S MERCY HOSPITAL BUILDING
- - E 23RD STREET VACATION
- - E 24TH STREET VACATION
- - E 25TH STREET VACATION
- - KENWOOD AVENUE VACATION
- - LOCUST STREET VACATION
- - PARKLAND PROPERTY INSIDE MPD BOUNDARY
- - PARKLAND PROPERTY PREVIOUSLY ACQUIRED BY CMH & WITHIN MPD BOUNDARY

- 1 - ZERO SETBACK REQUIREMENTS (ENTIRE MASTER PLANNED DEVELOPMENT AREA)
- 2 - NO BUILDING HEIGHT RESTRICTIONS (ENTIRE MASTER PLANNED DEVELOPMENT AREA)
- 3 - PUBLIC STREET VACATION OF E 23RD STREET FROM HOLMES STREET TO GILLHAM ROAD (CITY UTILITY EASEMENTS TO BE MAINTAINED)
- 4 - PUBLIC STREET VACATION OF KENWOOD AVENUE FROM E 22ND STREET TO E 23RD STREET
- 5 - ENCROACHMENT PERMITTED THROUGHOUT MPD
- 6 - REZONING OF MPD FROM R 0.5 TO DX-1.5 (PER TABLE 88-130 - REQUEST TO WAIVE SPECIAL USE PERMIT REQUIREMENT FOR HOSPITAL USE IN DC)
- 7 - PUBLIC STREET VACATION OF E. 24TH STREET WEST OF HOLMES ROAD (CITY UTILITY EASEMENTS TO BE MAINTAINED)
- 8 - PUBLIC STREET VACATION OF E. 25TH STREET RIGHT TURN CONNECTION TO GILLHAM ROAD (CITY UTILITY EASEMENTS TO BE MAINTAINED)



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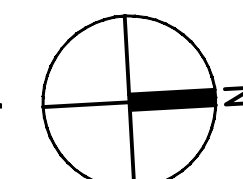
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PROPOSED
DEVELOPEMENT
CONDITIONS - NO AERIAL

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PHASE	BUILDING	EXISTING/ PROPOSED ZONING	APPROX. SQ FT	USAGE	NUM. OF STORIES	ADDITIONAL BLDG SQ FT	REQ'D PARKING SPACES	ADDITIONAL PARKING	REQ'D BIKING SPACES	ADDITIONAL BIKING	ESTIMATED CONSTRUCTION TIMELINE
1	1 & 2	R-0.5/DX-15	130,000	HOSPITAL	5 / 3	85,000	(1 PER 3 BEDS, 1 PER EMPLOYEE)	0	(1 + 1 PER 10 BEDS)	0	6-24 MONTHS
2	3	R-0.5/DX-15	600,000	HOSPITAL	20	573,500	(1 PER 3 BEDS, 1 PER EMPLOYEE)	200	(1 + 1 PER 10 BEDS)	0	18-72 MONTHS
3	4	R-0.5/DX-15	100,000	HOSPITAL	10	15,400	(1 PER EMPLOYEE)	0	(1 + 1 PER 10 BEDS)	0	36-60 MONTH
4	5	R-0.5/DX-15	360,000	MEDICAL OFFICE	10	314,300	315 (1 PER 1000 SF)	320	32 (1 + 1 PER 10,000 SQFT)	0	60-96 MONTHS
5	6	R-0.5/DX-15	43,000	ADMIN OFFICE	9	100,000	100 (1 PER 1000 SF)	200	11 (1 + 1 PER 10,000 SQFT)	0	60-84 MONTHS
6	7	R-0.5/DX-15	120,000	MEDICAL OFFICE	8	109,100	110 (1 PER 1000 SF)	200	12 (1 + 1 PER 10,000 SQFT)	0	96-120 MONTHS
7	8	R-0.5/DX-15	44,000	ADMIN OFFICE (1 PER 1000 SF)	5	100,000	100 (1 PER 1000 SF)	200	11 (1 + 1 PER 10,000 SQFT)	0	96-120 MONTHS
TOTALS			1,397,000			1,296,800		1,120			

①



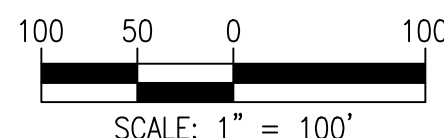
1. ALL FUTURE PHASE PLAN SETS SHALL COMPLY WITH THE CITY PLAN COMMISSION APPLICATION/PLAN REQUIREMENT CHECKLIST AMENDED MARCH 16, 2012. SPECIFIC CODES ARE AS FOLLOWS:
 - 88-420 : PARKING AND LOADING REQUIREMENTS
 - 88-425 : LANDSCAPING AND SCREENING REQUIREMENTS
 - 88-430 : OUTDOOR LIGHTING REQUIREMENTS
 - 88-445 : SIGN REQUIREMENTS
 - 88-450 : PEDESTRIAN STANDARD REQUIREMENTS
2. ALL PLANS WILL IDENTIFY PUBLIC AND PRIVATE EXISTING OR PROPOSED TRAILS OR BICYCLE FACILITIES ACCORDING TO TRAILS KC AND BIKE KC.
3. ALL EXISTING IMPROVEMENTS ARE TO REMAIN UNLESS OTHERWISE NOTED.
4. ALL SIGNAGE SHALL CONFORM TO KCMO ZONING AND DEVELOPEMENT CODE 88-445 AND SHALL REQUIRE A SIGN PERMIT PRIOR TO INSTALLATION. ALL MPD SIGNAGE MUST FULLY MEET BOULEVARD AND PARKWAY STANDARDS.
5. ALL SIGNAGE WITHIN KANSAS CITY PARKS & RECREATION PROPERTY MUST BE REVIEWED AND APPROVED BY THE PARK BOARD.

<u>PHASE 1</u> CONSTRUCT 5 STORY CONCRETE BUILDING ABOVE EXISTING SURFACE PARKING AND CONSTRUCT 3 STORY VERTICAL EXPANSION ABOVE EXISTING AMBULANCE CANOPY. <u>PHASE 2</u> DEMOLISH ONE TWO STORY STEEL BUILDING AND ONE SIX STORY CONCRETE BUILDING AND CONSTRUCT NEW 20 STORY CONCRETE BUILDING WITH PARKING. <u>PHASE 3</u> DEMOLISH EXISTING 3 STORY CONCRETE BUILDING AND CONSTRUCT 10 STORY CONCRETE MEDICAL OFFICE BUILDING WITH PARKING. <u>PHASE 4</u> DEMOLISH EXISTING 1 STORY BUILDING AND CONSTRUCT 10 STORY BUILDING WITH SURFACE PARKING. <u>PHASE 5</u> DEMOLISH EXISTING 1 STORY WOOD BUILDING, EXISTING 5 STORY CONCRETE & BRICK BUILDING, AND SURFACE PARKING AND CONSTRUCT 9 STORY BUILDING WITH PARKING. <u>PHASE 6</u> DEMOLISH EXISTING 3 STORY CONCRETE BUILDING AND CONSTRUCT 8 STORY CONCRETE MEDICAL OFFICE BUILDING WITH PARKING.	
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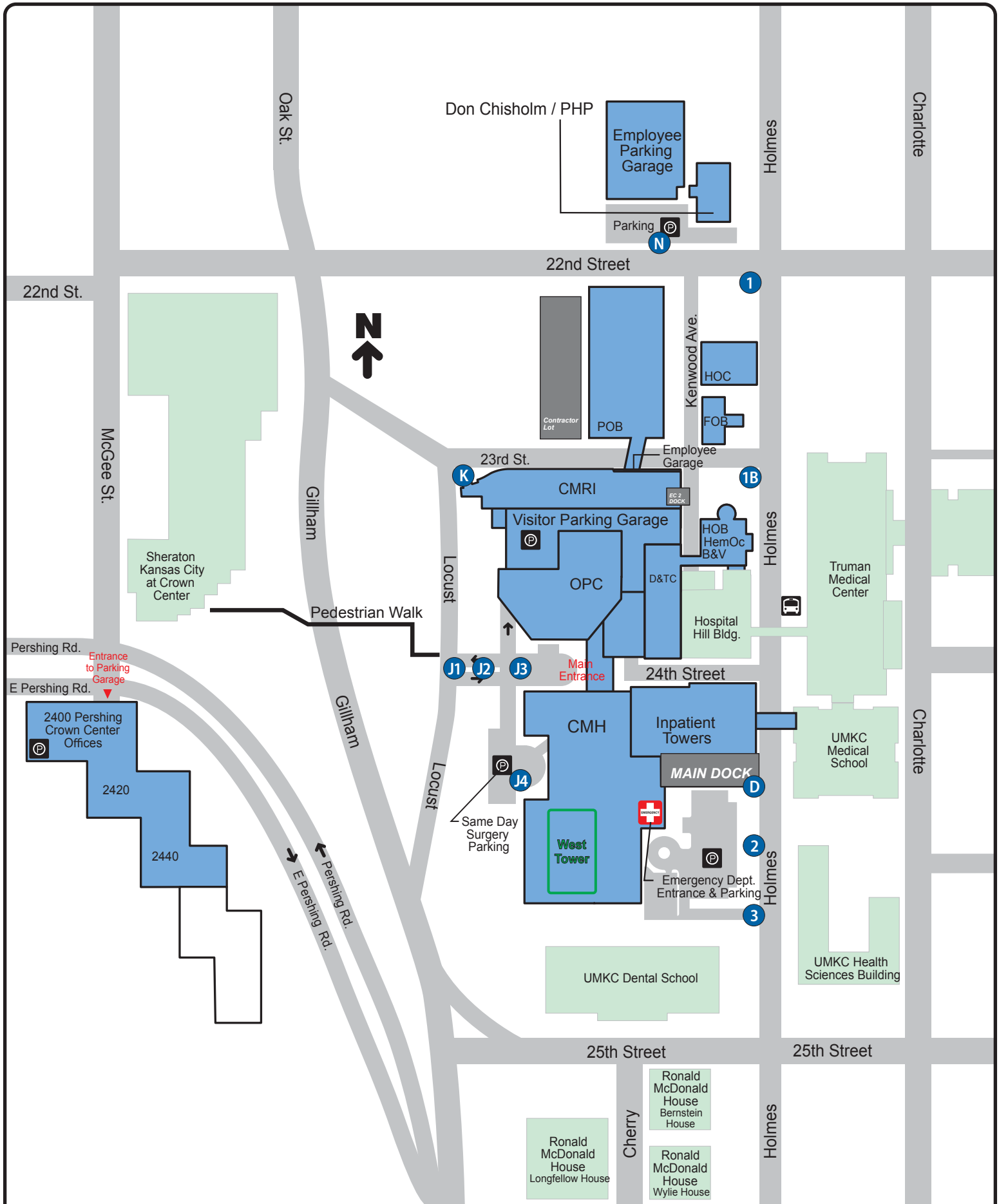
1 GRADING INFORMATION

100 50 0 100

SCALE: 1" = 100'



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LUMINEO
SIGNS

UPDATED 8/6/2025-JH

Children's Mercy Hospital - Adele
Holmes 22nd to 25th
Emergency Dept Wayfinding

Date: 02.14.2025

Drawing Rev: 0

Page 1 : Map

© Lumineo - 5000/2025 Emergency Wayfinding 2025 CMH Campus Map.cdr

1

Large Directional
SW CORNER 22ND & HOLMES ST
Illuminated



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-J32575
ARTIST: JH
SCALE: 3/4" = 1'-0"

APPROVED: **DATE:**

SPECIFICATIONS

- PRODUCE AND INSTALL (1) INTERNALLY ILLUMINATED, DOUBLE-FACED LARGE DIRECTIONAL
- ID - CURVED ROUTED CORE PAINTED PMS 300C BLUE WITH LOGO ROUTED AND BACKED WITH WHITE ACRYLIC
- DIRECTIONAL CABINETS - CURVED SINGLE FACED CABINETS WITH RETAINERS AND DIVIDER BARS PAINTED PMS 299C. (ONE STEP DARKER THAN THE PREDOMINANT SECONDARY COLOR PMS 298) INDIVIDUAL ROUTED FACES PAINTED PMS 299C BLUE WITH TEXT AND EMERGENCY AREA BACKED WITH WHITE ACRYLIC. EMERGENCY OVERLAID WITH 3630-143 POPPY RED
- STREET FACING SIDE PANEL - ILLUMINATED WHITE ACRYLIC FACE OVERLAID WITH CUT OR DIGITALLY PRINTED VINYL GRAPHICS
- BASE PAINTED BRUSHED SILVER
- MOW PAD REQUIRED
- POWER TO SIGN AND TREE REMOVAL BY CUSTOMER

- PMS 300C
- PMS 299C
- BRUSHED ALUMINUM
- PMS 485 RED
3630-143 POPPY RED

ALL NOTED DIMENSIONS ARE APPROXIMATE AND MAY BE MODIFIED SLIGHTLY DURING MANUFACTURING TO ALLOW PROPER COMPONENT USAGE.

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1

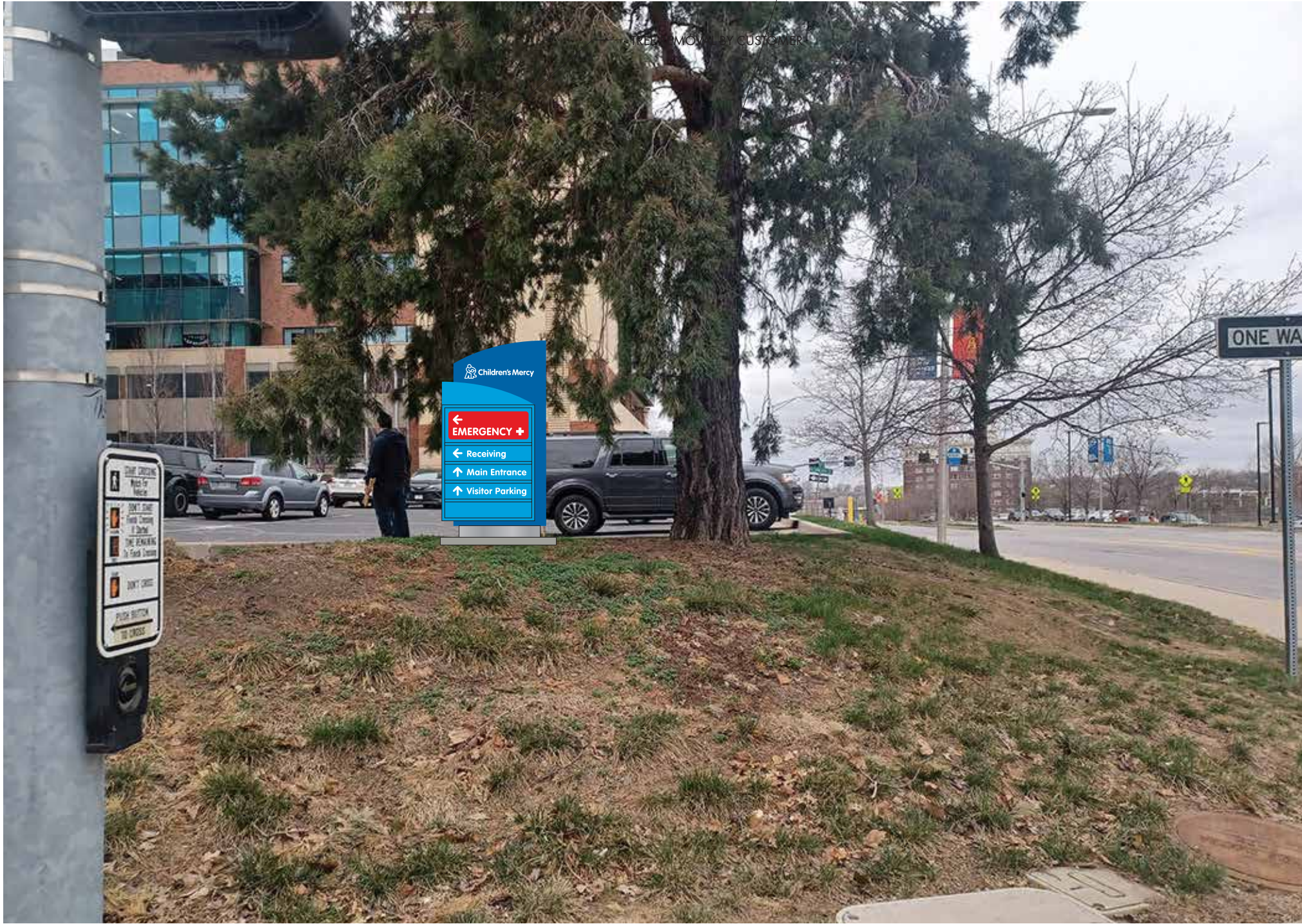
Large Directional

SW CORNER 22ND & HOLMES ST

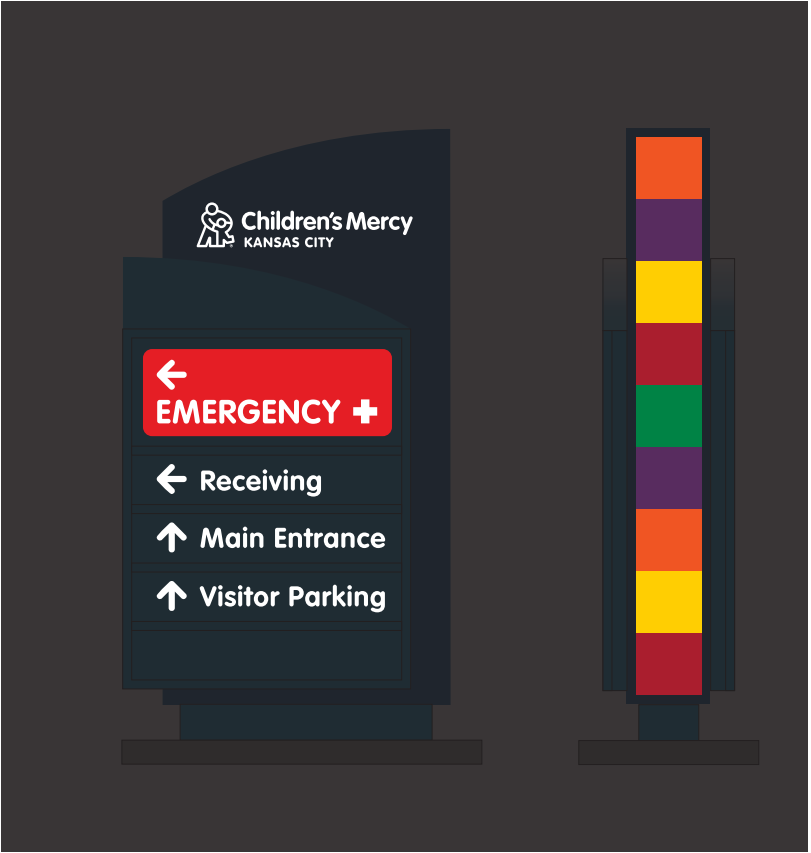
Illuminated

TREE REMOVAL BY CUSTOMER

TREE REMOVAL BY CUSTOMER



PROPOSED



APPROXIMATING NIGHT VIEW



CUSTOMER:
NAME:
LOCATION:

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

DATE:
DESIGN NO:
ARTIST:
SCALE:

8/6/2025
SP-J32575
JH
3/4" = 1'-0"

APPROVED:

DATE:

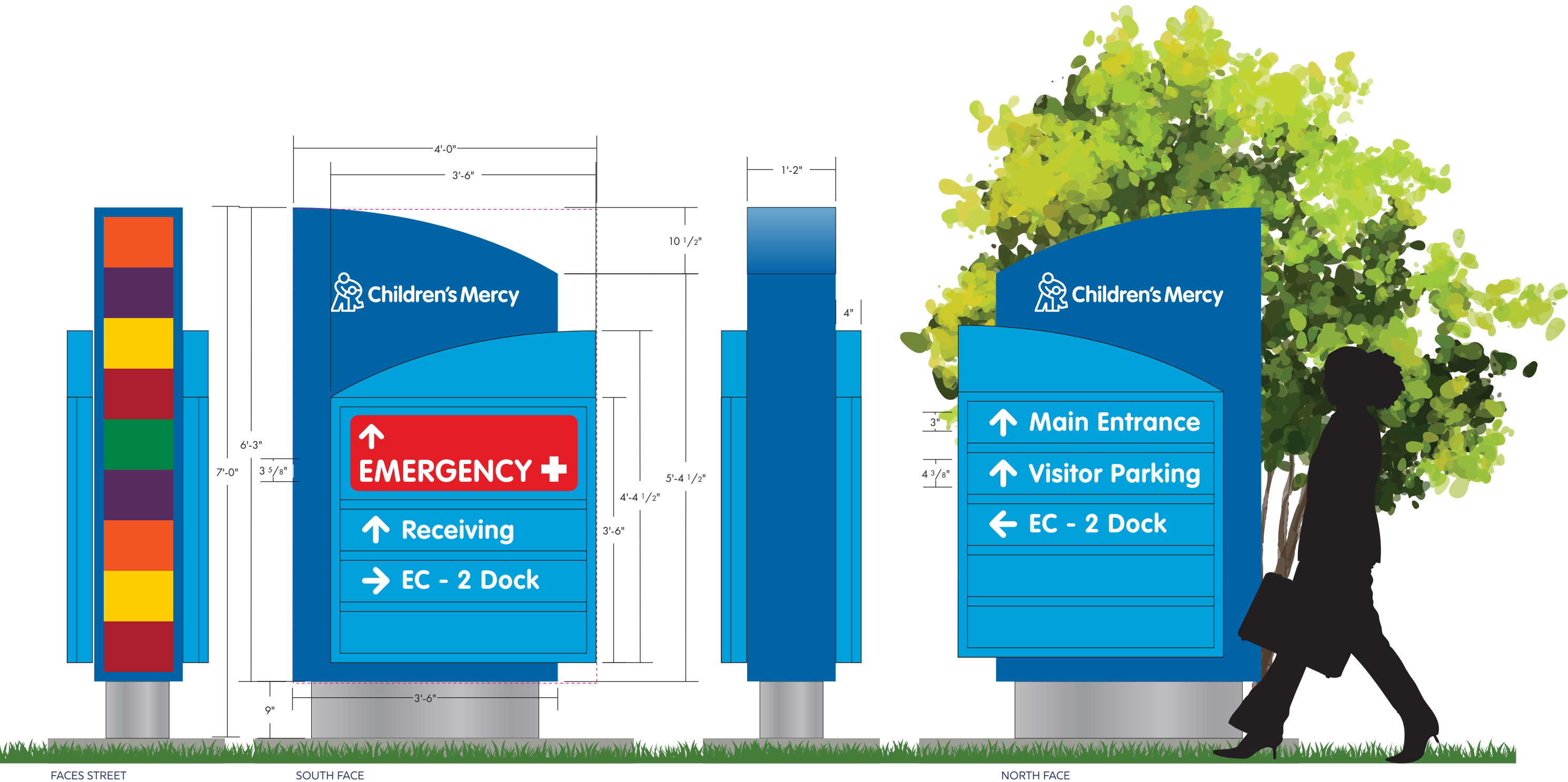
SPECIFICATIONS

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1B

Medium Directional
SW CORNER 23RD & HOLMES ST
Illuminated



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

DATE: 8/8/2025
DESIGN NO: SP-J32577
ARTIST: JH
SCALE: 3/4" = 1'-0"

APPROVED: **DATE:**

SPECIFICATIONS

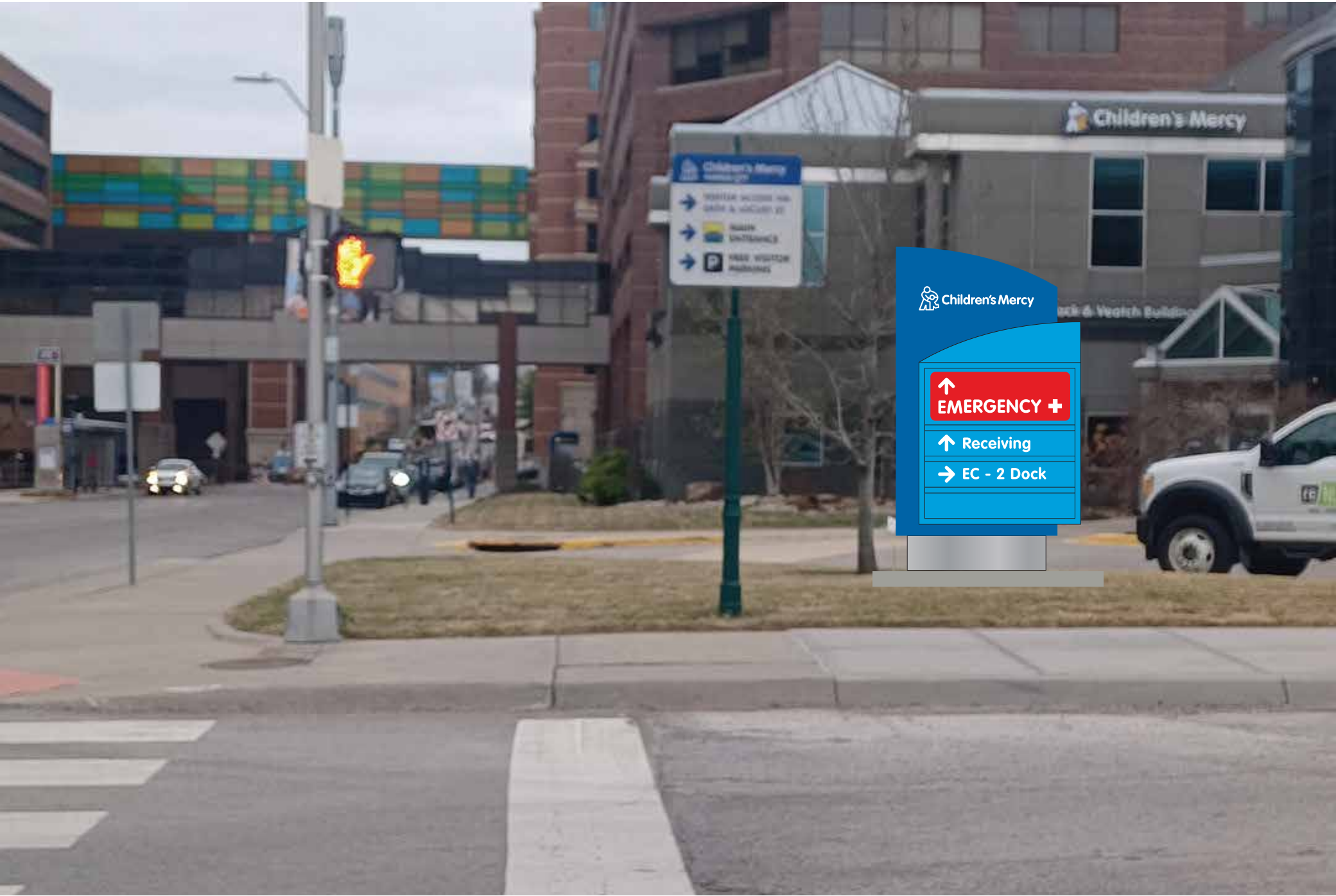
- PRODUCE AND INSTALL (1) INTERNALLY ILLUMINATED, DOUBLE-FACED MEDIUM DIRECTIONAL WITH ILLUMINATED STREET FACING SIDE PANEL
- ID - ROUTED CENTER PAINTED PMS 300C BLUE WITH LOGO ROUTED AND BACKED WITH WHITE ACRYLIC
- DIRECTIONAL CABINETS - (2) INDIVIDUAL SINGLE FACE CABINETS WITH RETAINERS PAINTED BRUSHED ALUMINUM. ROUTED FACES PAINTED PMS 299C BLUE WITH TEXT AND EMERGENCY AREA BACKED WITH WHITE ACRYLIC. EMERGENCY OVERLAID WITH 3630-143 POPPY RED. • SIDE PANEL RETAINERS PAINTED PMS 300C BLUE WITH CUT OR DIGITALLY PRINTED VINYL GRAPHICS APPLIED TO ACRYLIC
- SKIRTING PAINTED BRUSHED SILVER
- MOW PAD REQUIRED
- POWER TO SIGN BY CUSTOMER

- PMS 300C
- PMS 299C
- BRUSHED SILVER
- PMS 485 RED
3630-143 POPPY RED

ALL NOTED DIMENSIONS ARE APPROXIMATE AND MAY BE MODIFIED SLIGHTLY DURING MANUFACTURING TO ALLOW PROPER COMPONENT USAGE.
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1B

Medium Directional
SW CORNER 23RD & HOLMES ST
Illuminated



LUMINEO
SIGNS

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

DATE: 8/8/2025
DESIGN NO: SP-332577
ARTIST: JH
SCALE: 3/4" = 1'-0"
3/16" = 1'-0"

APPROVED:

DATE:

SPECIFICATIONS

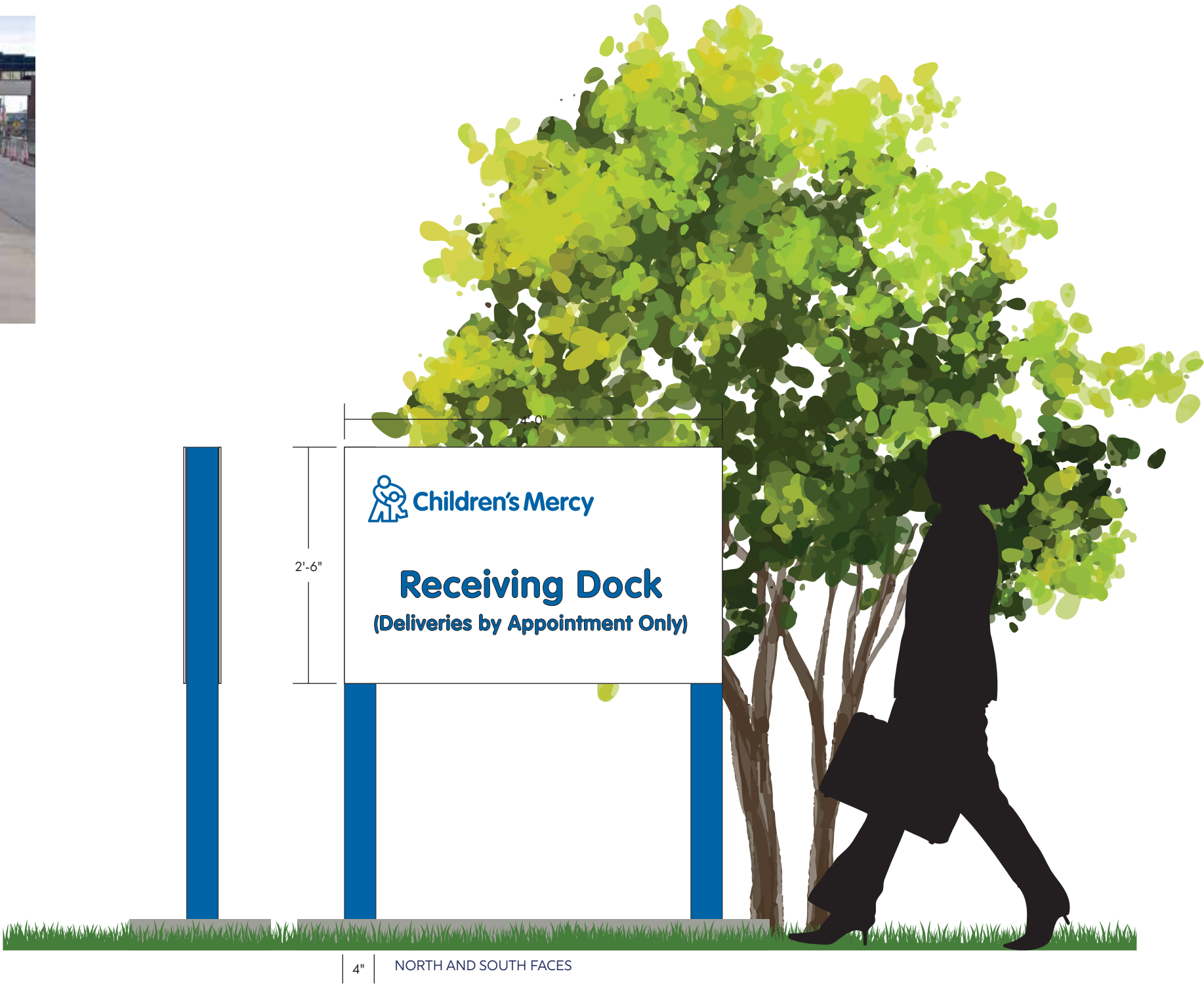
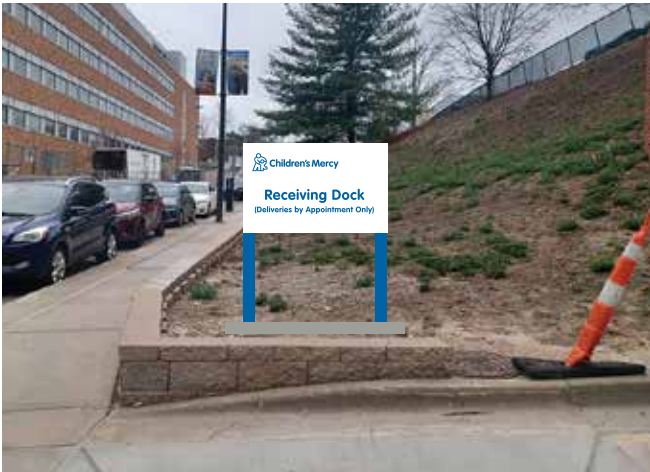
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D

Small Directional on Posts

WEST SIDE HOLMES, RECEIVING DOCK - BACK OF HOUSE

Non Illuminated



CUSTOMER:

NAME:

LOCATION:

CHILDREN'S MERCY HOSPITAL
JASON BROWN
2401 GILLHAM RD
KANSAS CITY, MO 64108

DATE:

DESIGN NO:

ARTIST:

SCALE:

8/8/2025
SP-J32580
JH
3/4" = 1'-0"
3/16" = 1'-0"

APPROVED:

DATE:

SPECIFICATIONS

- PRODUCE AND INSTALL (1) NON ILLUMINATED, DOUBLE-FACED SMALL DIRECTIONAL WITH POSTS
- ALUMINUM PANELS PAINTED WHITE WITH APPLIED 680-76 LIGHT BLUE REFLECTIVE VINYL
- POST SUPPORTS PAINTEDPMS 300C BLUE

680-76 LIGHT BLUE REFLECTIVE
PMS 300C BLUE

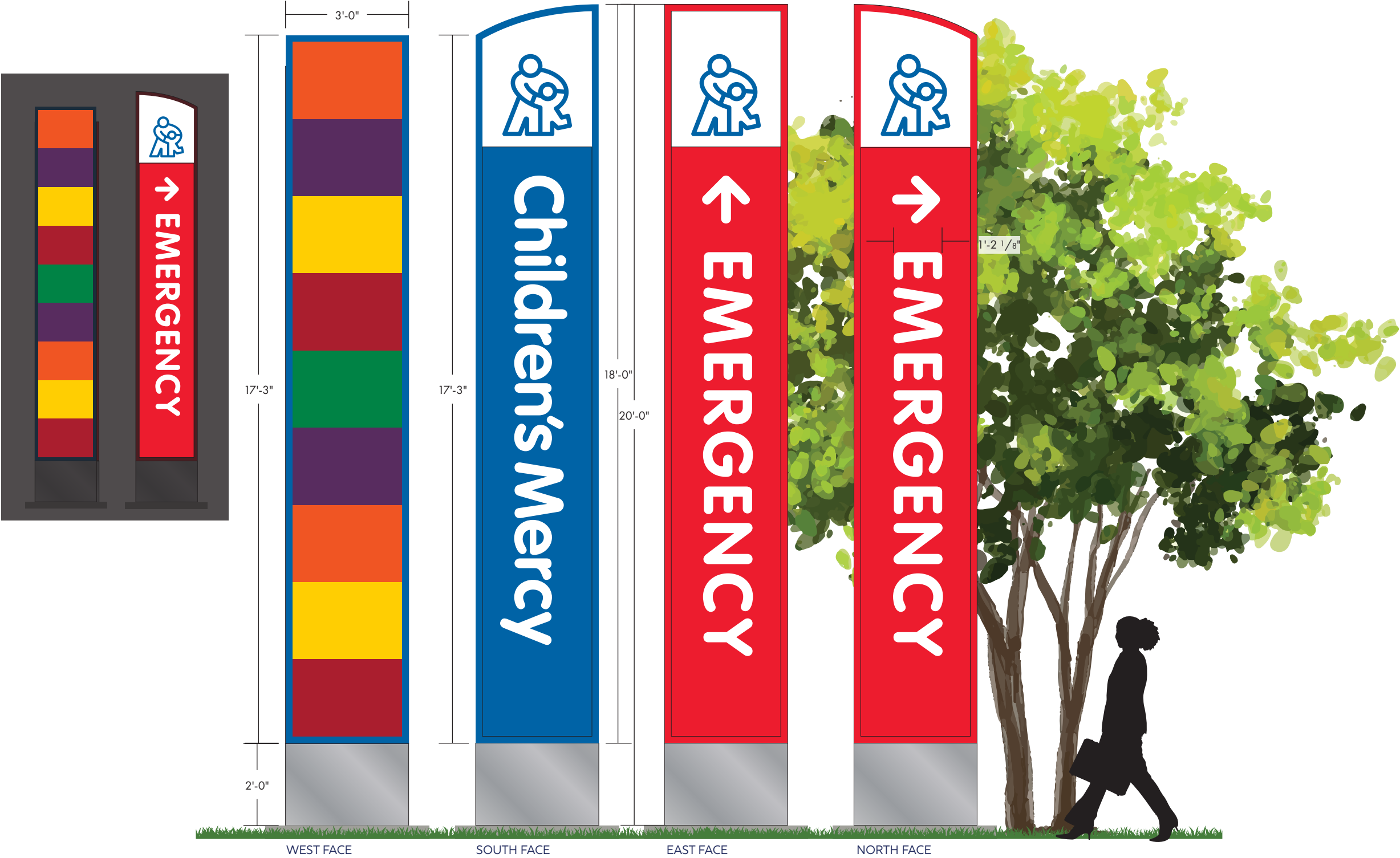
WHITE

2

Large Spire

WEST SIDE HOLMES ST - BETWEEN DOCK & ED DRIVEWAY

Illuminated



CUSTOMER:

NAME:

LOCATION:

CHILDREN'S MERCY HOSPITAL
JASON BROWN
2401 GILLHAM RD
KANSAS CITY, MO 64108

DATE:

DESIGN NO:

ARTIST:

SCALE:

8/8/2025
SP-J32579
JH
3/8" = 1'-0"
3/32" = 1'-0"

APPROVED:

DATE:

- SPECIFICATIONS**
- PRODUCE AND INSTALL (1) LARGE 4-SIDE ED SPIRE
 - ALUMINUM STRUCTURE WITH (2) SIDES PAINTED PMS 485C RED AND (1) SIDE PAINTED PMS 300C BLUE ALL WITH WHITE LEXAN OVERLAID WITH 3630-143 POPPY RED AND 3630-127 INTENSE BLUE. ILLUMINATES WITH WHITE LEDS
 - (1) SIDE PAINTED PMS 300C BLUE WITH WHITE LEXAN OVERLAID WITH CUT OR DIGITALLY PRINTED VINYL GRAPHICS
 - SKIRTING PAINTED BRUSHED SILVER
 - INSTALLS ON MOW PAD
 - CUSTOMER TO PROVIDE ELECTRICAL TO SIGN AND TREE REMOVAL

- 3630-127 INTENSE BLUE
PMS 300C BLUE
- PMS 485 RED
3630-143 POPPY RED
- BRUSHED SILVER

ALL NOTED DIMENSIONS ARE APPROXIMATE AND MAY BE MODIFIED SLIGHTLY DURING MANUFACTURING TO ALLOW PROPER COMPONENT USAGE.

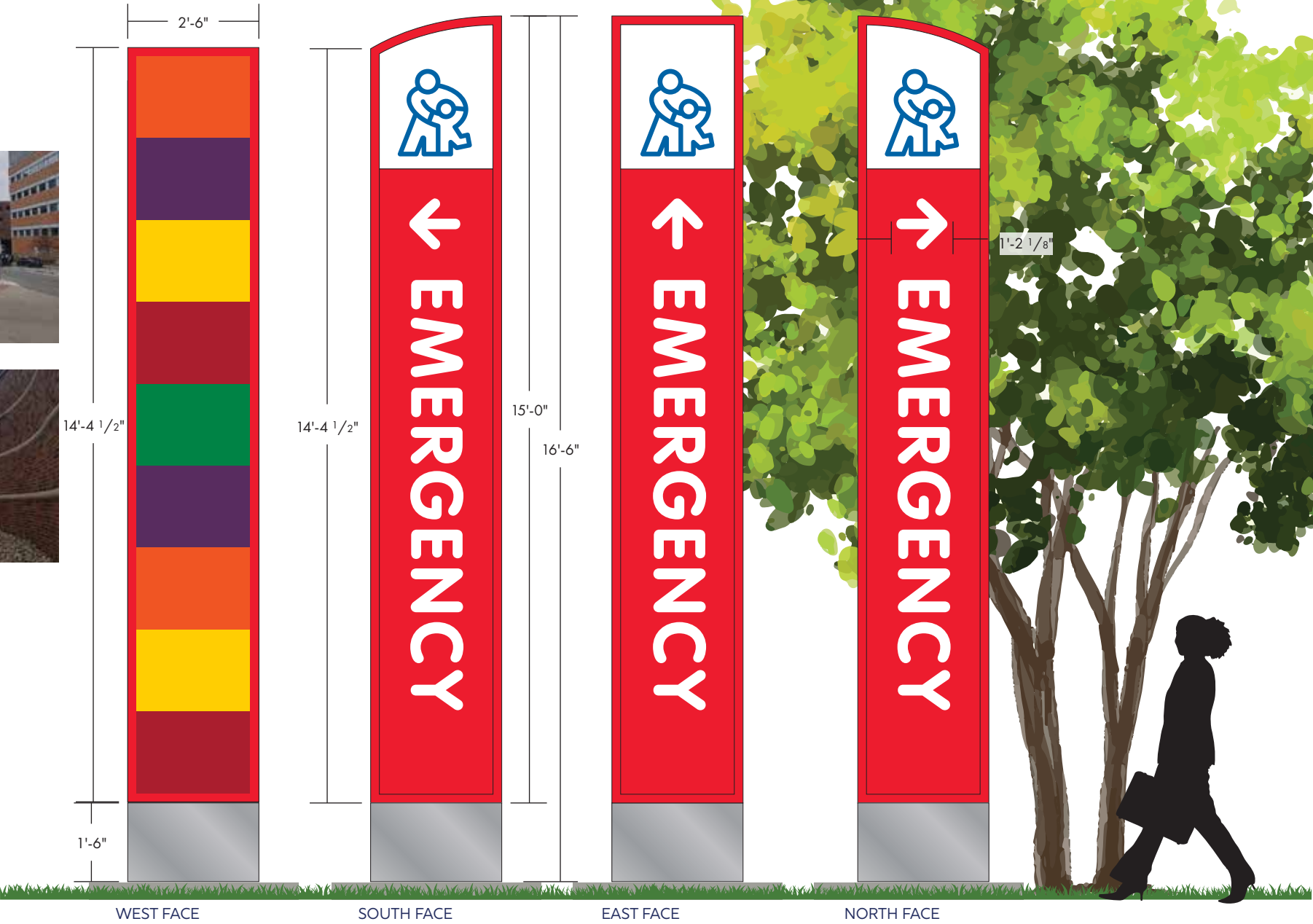
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3

Large Spire

WEST SIDE HOLMES ST AT ED DRIVEWAY

Illuminated



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

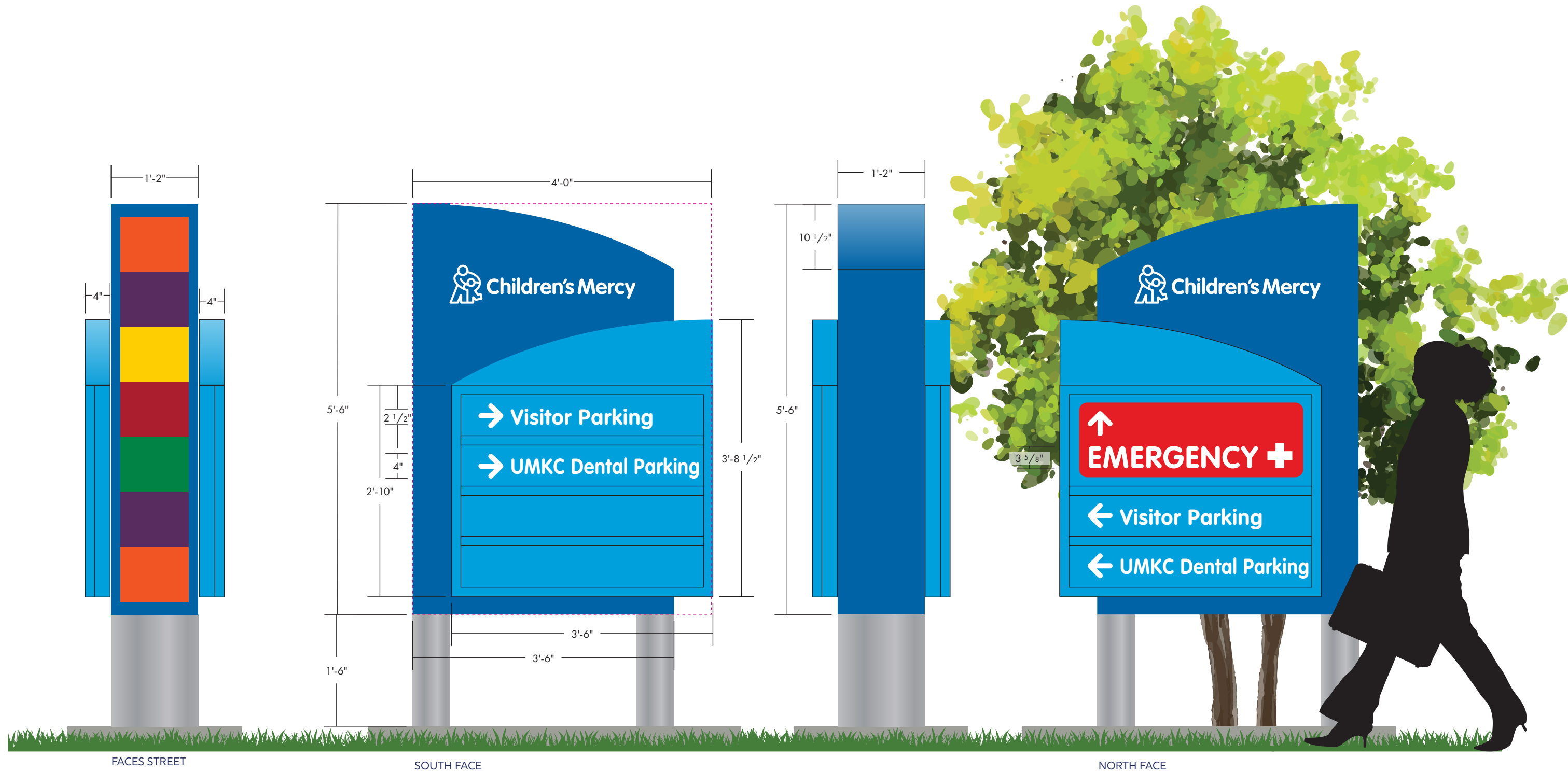
DATE: 8/8/2025
DESIGN NO: SP-J32579
ARTIST: JH
SCALE: 3/8" = 1'-0"
3/32" = 1'-0"

APPROVED: **DATE:**

SPECIFICATIONS

- REMOVE EXISTING SIGN
- PRODUCE AND INSTALL (1) LARGE 4-SIDE ED SPIRE
- ALUMINUM STRUCTURE WITH (4) SIDES PAINTED PMS 485C RED. (3) WITH WHITE LEXAN OVERLAID WITH 3630-143 POPPY RED, 3630-127 INTENSE BLUE, AND (1) WITH DIGITALLY PRINTED OR CUT VINYL GRAPHICS.
- ILLUMINATES WITH WHITE LEDS
- SKIRTING PAINTED BRUSHED SILVER
- INSTALLS ON MOW PAD
- REUSE EXISTING ELECTRICAL

- 3630-127 INTENSE BLUE
PMS 300C BLUE
- PMS 485 RED
3630-143 POPPY RED
- BRUSHED SILVER



LUMINEO
SIGNS

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

DATE: 8/8/2025
DESIGN NO: SP-J32578
ARTIST: JH
SCALE: 3/4" = 1'-0"

APPROVED:

DATE:

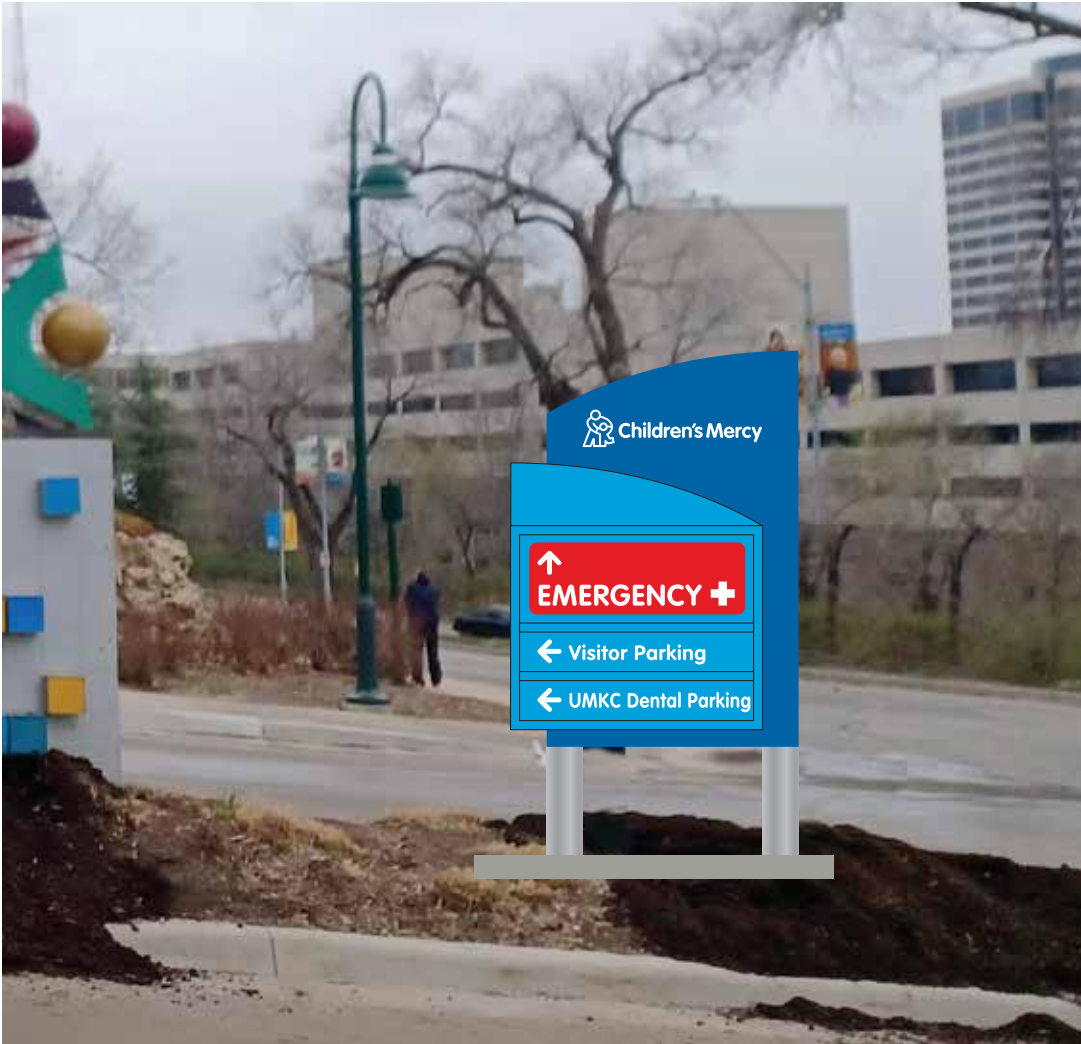
SPECIFICATIONS

- PRODUCE AND INSTALL (1) INTERNALLY ILLUMINATED, DOUBLE-FACED MEDIUM DIRECTIONAL WITH POSTS WITH ILLUMINATED STREET FACING SIDE PANEL
- ID - CENTER PAINTED PMS 300C BLUE WITH LOGO ROUTED AND BACKED WITH WHITE ACRYLIC
- DIRECTIONAL CABINETS - INDIVIDUAL SINGLE FACE CABINETS AND RETAINERS PAINTED PMS 299C BLUE.
ROUTED FACES PAINTED PMS 299C BLUE WITH TEXT AND EMERGENCY AREA BACKED WITH WHITE ACRYLIC.
EMERGENCY OVERLAID WITH 3630-143 POPPY RED. • SIDE PANEL RETAINERS PAINTED PMS 300C BLUE WITH CUT OR DIGITALLY PRINTED VINYL GRAPHICS APPLIED TO ACRYLIC
- POST SUPPORTS PAINTED PMS 300C
- INSTALLS ON MOWPAD
- POWER TO SIGN BY CUSTOMER

- PMS 300C
- PMS 299C
- BRUSHED ALUMINUM
- PMS 485 RED
3630-143 POPPY RED

ALL NOTED DIMENSIONS ARE APPROXIMATE AND MAY BE MODIFIED SLIGHTLY DURING MANUFACTURING TO ALLOW PROPER COMPONENT USAGE.

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PROPOSED



EXISTING



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

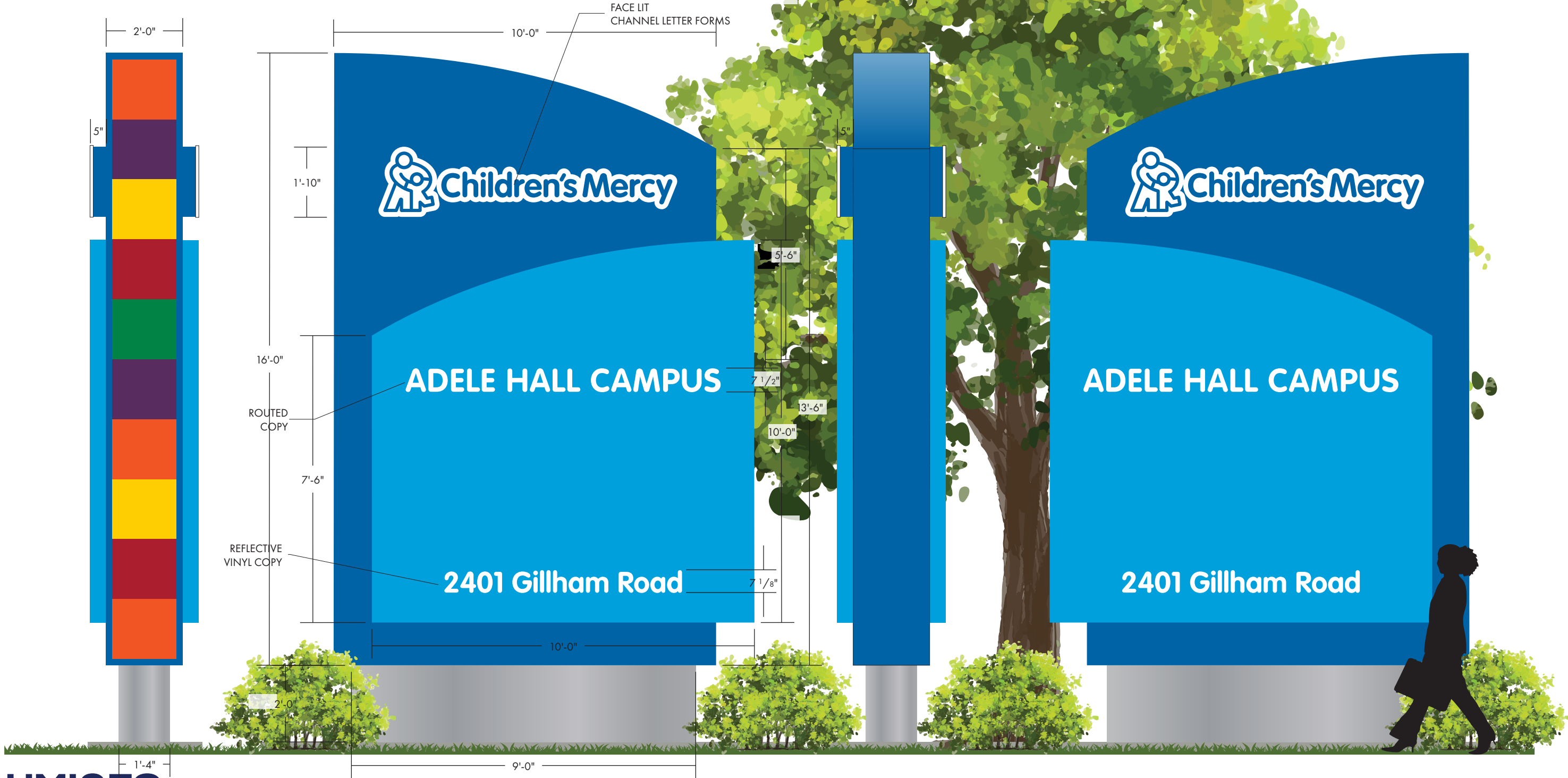
APPROVED:  **DATE:**

DATE: 8/8/2025
DESIGN NO: SP-J32578
ARTIST: JH
SCALE: 3/16" = 1'-0"

SPECIFICATIONS

J2

Large Monument
MAIN ENTRANCE, WEST SIDE LOCUST & 24TH ST
Illuminated



LUMINEO
SIGNS

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

DATE: 8/8/2025
DESIGN NO: SP-J32582
ARTIST: JH
SCALE: 3/8" = 1'-0"

APPROVED:

DATE:

SPECIFICATIONS

- REMOVE EXISTING SIGN AND FOOTING
- PRODUCE AND INSTALL (1) INTERNALLY ILLUMINATED, DOUBLE FACED LARGE MONUMENT
- ID - CURVED CORE PAINTED PMS 300C BLUE WITH PAN CHANNEL LOGO/LETTER FORMS WITH WHITE ACRYLIC FACES OVERLAID WITH 3630-157 SULTAN BLUE, WHITE TRIM CAPS, PMS 300 RETURNS
- (2) ROUTED SINGLE FACED CABINETS PAINTED PMS 299C. COPY BACKED WITH WHITE ACRYLIC. ADDRESS APPLIED IN WHITE REFLECTIVE VINYL
- STREET FACING SIDE PANEL - ILLUMINATED WHITE ACRYLIC FACE OVERLAID WITH CUT OR DIGITALLY PRINTED VINYL GRAPHICS
- BASE PAINTED BRUSHED SILVER
- MOW PAD REQUIRED
- RE-USE EXISTING POWER

PMS 300C CMH BLUE
PMS 299C
3630-157 SULTAN BLUE

ALL NOTED DIMENSIONS ARE APPROXIMATE AND MAY BE MODIFIED SLIGHTLY DURING MANUFACTURING TO ALLOW PROPER COMPONENT USAGE.

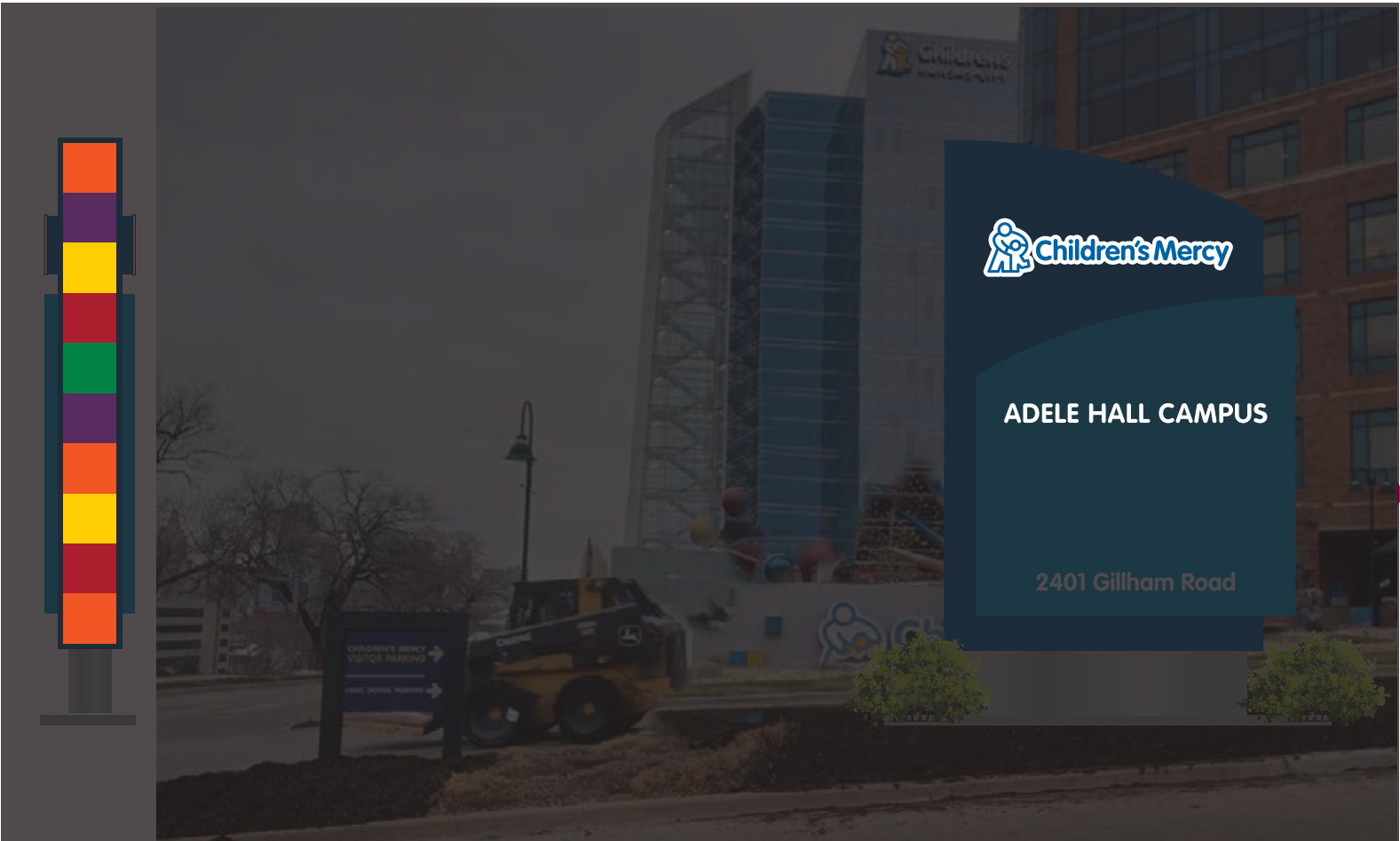
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J2

Large Monument

MAIN ENTRANCE, WEST SIDE LOCUST & 24TH ST

Illuminated



CUSTOMER:

DON CHISHOLM BUILDING

NAME:

JASON BROWN

LOCATION:

2401 GILLHAM RD
KANSAS CITY, MO 64108

DATE:

8/8/2025

DESIGN NO:

SP-J32582

ARTIST:

JH

SCALE:

3/16" = 1'-0"

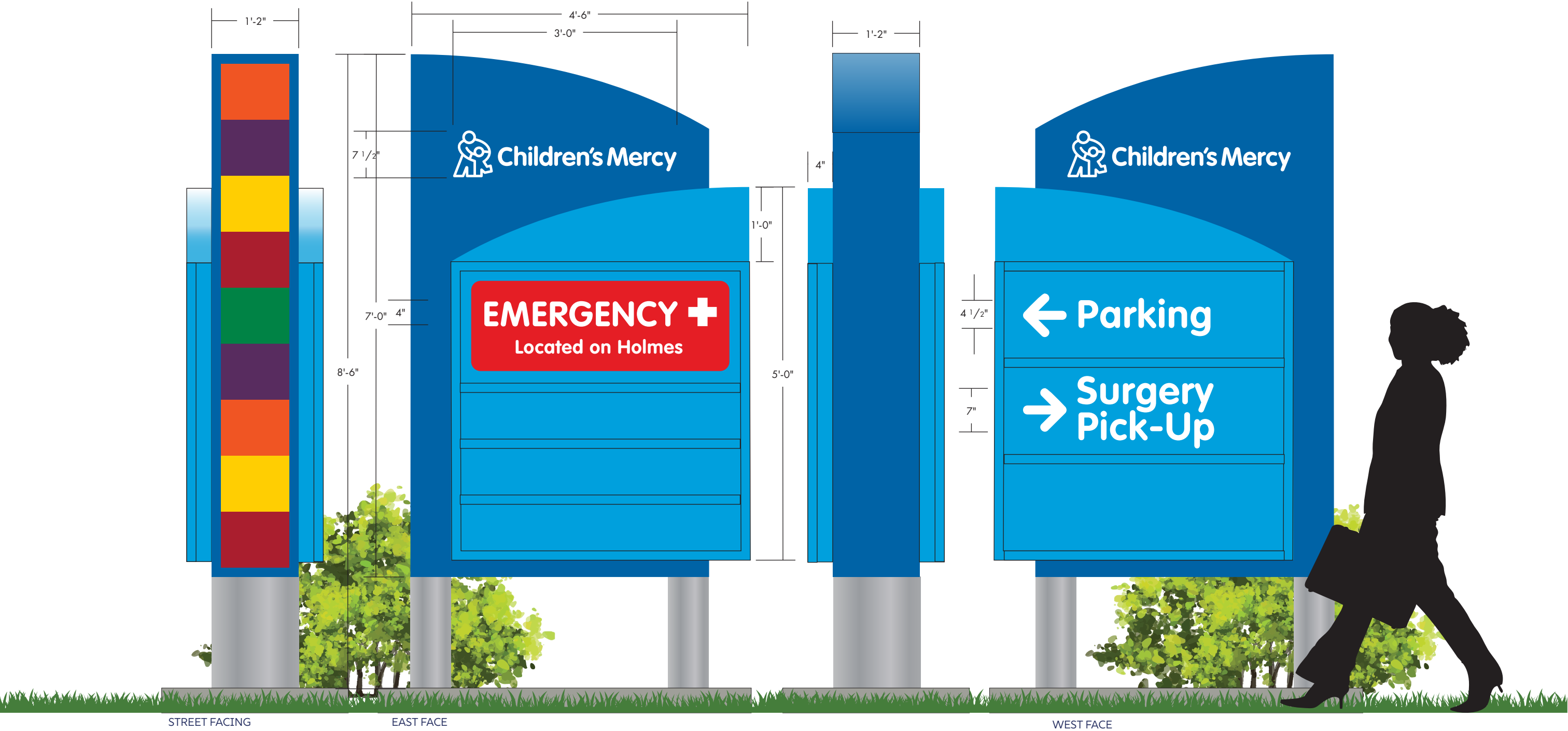
APPROVED:

DATE:

SPECIFICATIONS

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

APPROVED:

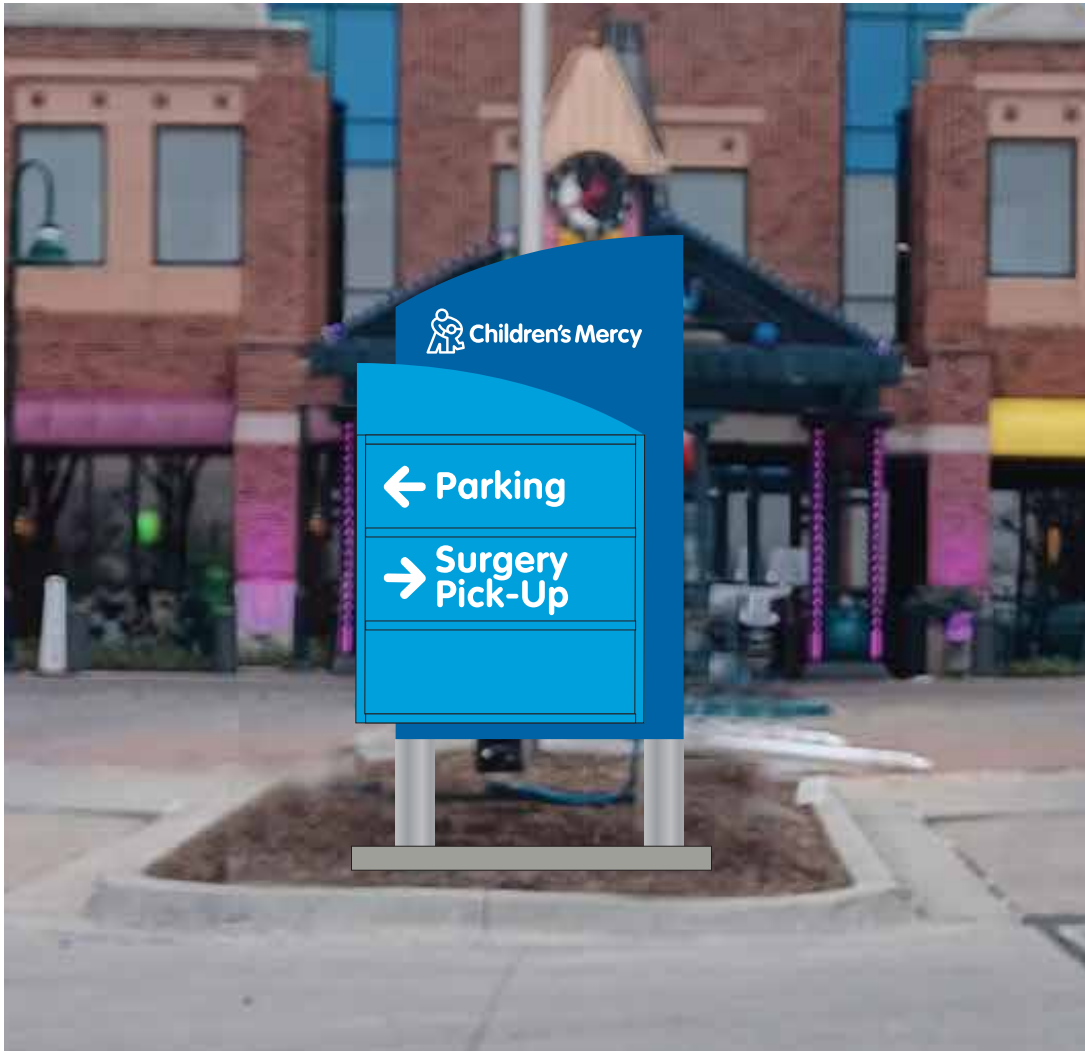
DATE: 8/8/2025
DESIGN NO: SP-J32576
ARTIST: JH
SCALE: 3/4" = 1'-0"

DATE:

SPECIFICATIONS

- PRODUCE AND INSTALL (1) INTERNALLY ILLUMINATED, DOUBLE-FACED MEDIUM DIRECTIONAL WITH POSTS WITH ILLUMINATED STREET FACING SIDE PANEL
- ID - CENTER PAINTED PMS 300C BLUE WITH LOGO ROUTED AND BACKED WITH WHITE ACRYLIC
- DIRECTIONAL CABINETS - INDIVIDUAL SINGLE FACE CABINETS AND RETAINERS PAINTED PMS 299C BLUE.
- ROUTED FACES PAINTED PMS 299C BLUE WITH TEXT AND EMERGENCY AREA BACKED WITH WHITE ACRYLIC.
- EMERGENCY OVERLAID WITH 3630-143 POPPY RED.
- SIDE PANEL RETAINERS PAINTED PMS 300C BLUE WITH CUT OR DIGITALLY PRINTED VINYL GRAPHICS APPLIED TO ACRYLIC
- POST SUPPORTS PAINTED PMS 300C
- INSTALLS ON MOWPAD
- POWER TO SIGN BY CUSTOMER

- PMS 300C
- PMS 299C
- BRUSHED ALUMINUM
- PMS 485 RED
3630-143 POPPY RED



PROPOSED



EXISTING



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

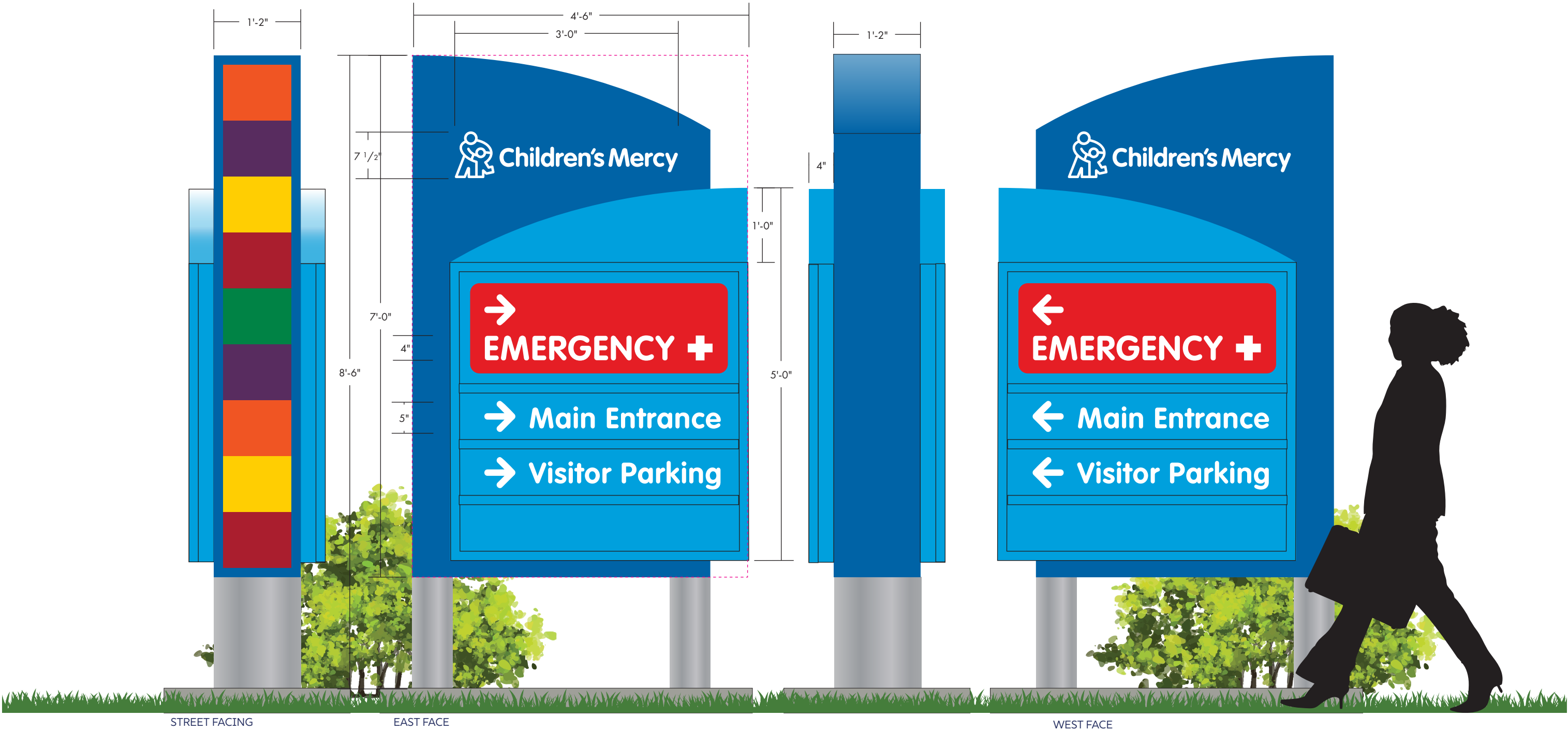
DATE: 8/8/2025
DESIGN NO: SP-J32576
ARTIST: JH
SCALE: 3/8" = 1'-0"

DATE:

SPECIFICATIONS

K

Large Directional on Posts
SW CORNER 23RD & LOCUST
Illuminated



LUMINEO
SIGNS

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

DATE: 8/8/2025
DESIGN NO: SP-J32576
ARTIST: JH
SCALE: 3/4" = 1'-0"

APPROVED: **DATE:**

SPECIFICATIONS

- PRODUCE AND INSTALL (1) INTERNALLY ILLUMINATED, DOUBLE-FACED LARGE DIRECTIONAL WITH POSTS AND ILLUMINATED STREET FACING SIDE PANEL
- ID - ANGLE ROUTED CENTER PAINTED PMS 300C BLUE WITH LOGO ROUTED AND BACKED WITH WHITE ACRYLIC
- DIRECTIONAL CABINETS - INDIVIDUAL SINGLE FACE CABINETS WITH RETAINERS AND DIVIDER BARS PMS 299C BLUE.
- ROUTED FACES PAINTED PMS 299C BLUE WITH TEXT AND EMERGENCY AREA BACKED WITH WHITE ACRYLIC.
- EMERGENCY OVERLAID WITH 3630-143 POPPY RED. • SIDE PANEL RETAINERS PAINTED PMS 300C BLUE WITH CUT OR DIGITALLY PRINTED VINYL GRAPHICS APPLIED TO ACRYLIC
- POST SUPPORTS PAINTED BRUSUHD ALUMINUM
- INSTALLS ON MOW PAD
- CUSTOMER TO PROVIDE POWER

- PMS 300C
- PMS 299C
- BRUSHED ALUMINUM
- PMS 485 RED
3630-143 POPPY RED

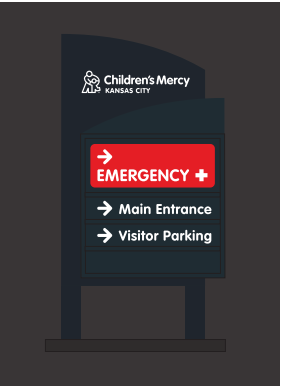
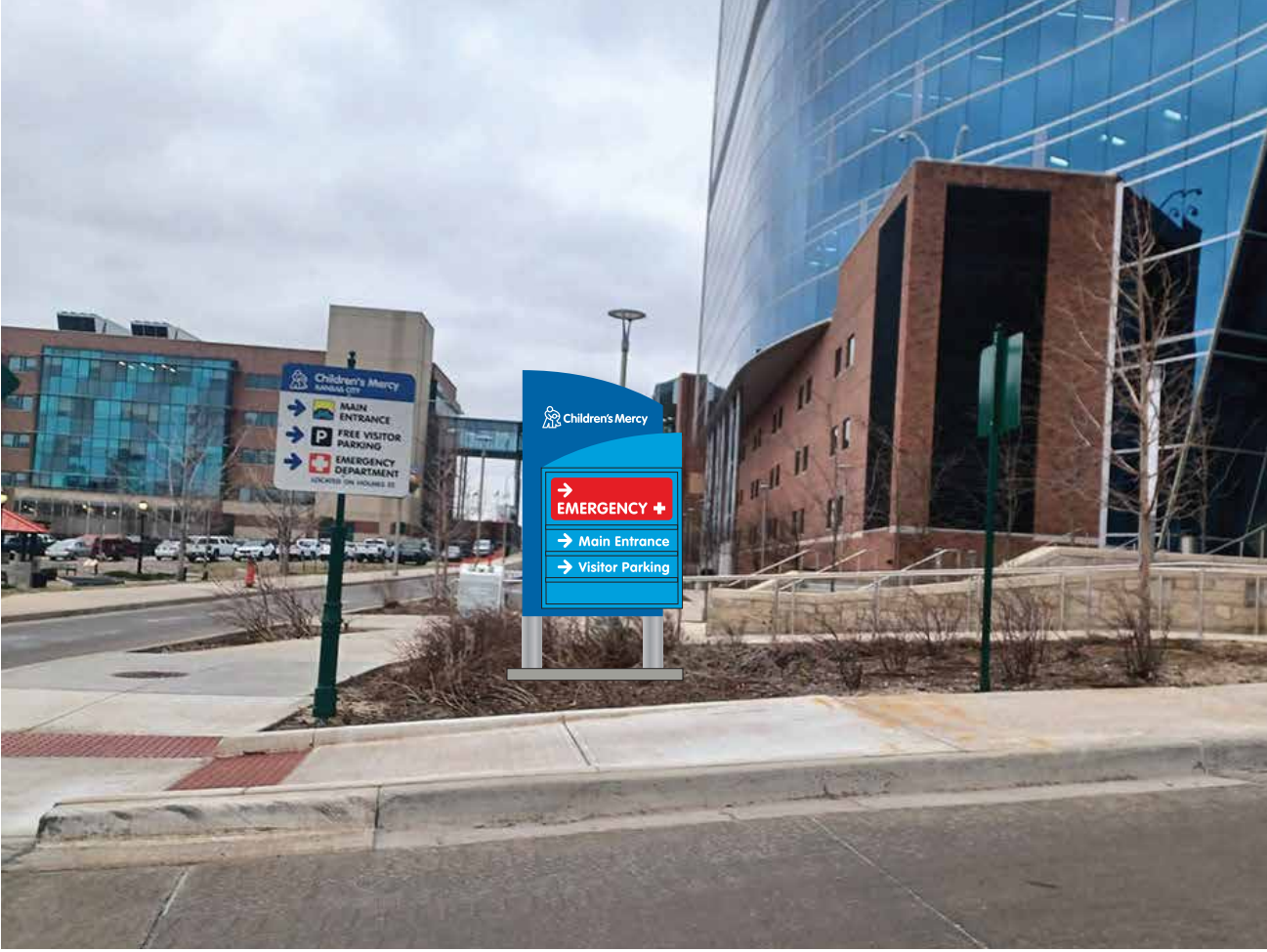
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K

Large Directional on Posts
SW CORNER 23RD & LOCUST
Illuminated



PROPOSED



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

DATE: 8/8/2025
DESIGN NO: SP-J32576
ARTIST: JH
SCALE: 3/16" = 1'-0"

APPROVED:

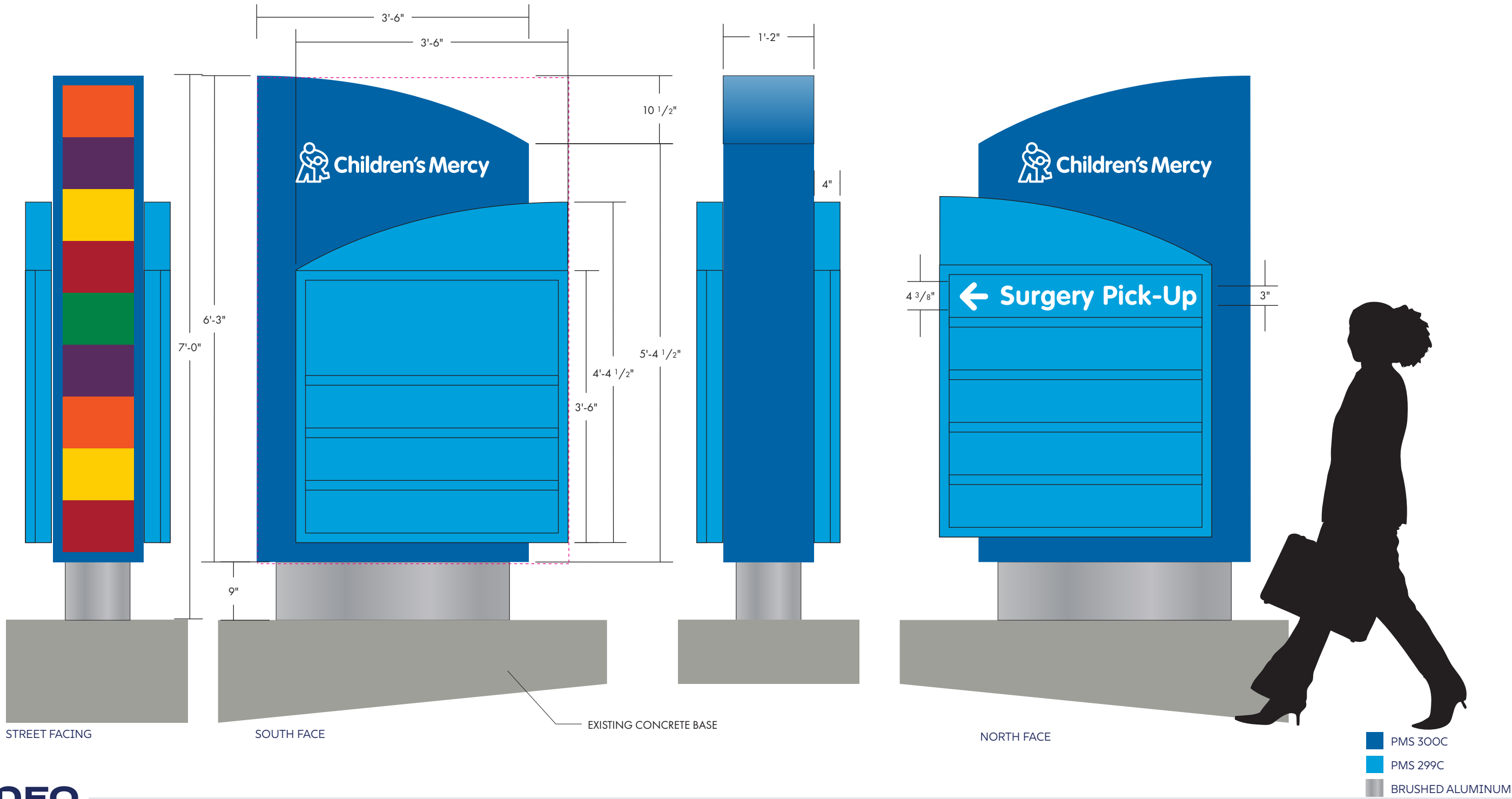
DATE:

SPECIFICATIONS

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J4

Medium Directional
MAIN ENTRANCE, SURGERY CENTER PICK UP
Illuminated



CUSTOMER:

CHILDREN'S MERCY HOSPITAL

NAME:

JASON BROWN

LOCATION:

2401 GILLHAM RD
KANSAS CITY, MO 64108

DATE:

8/8/2025

DESIGN NO:

SP-J32581

ARTIST:

JH

SCALE:

3/4" = 1'-0"

APPROVED:

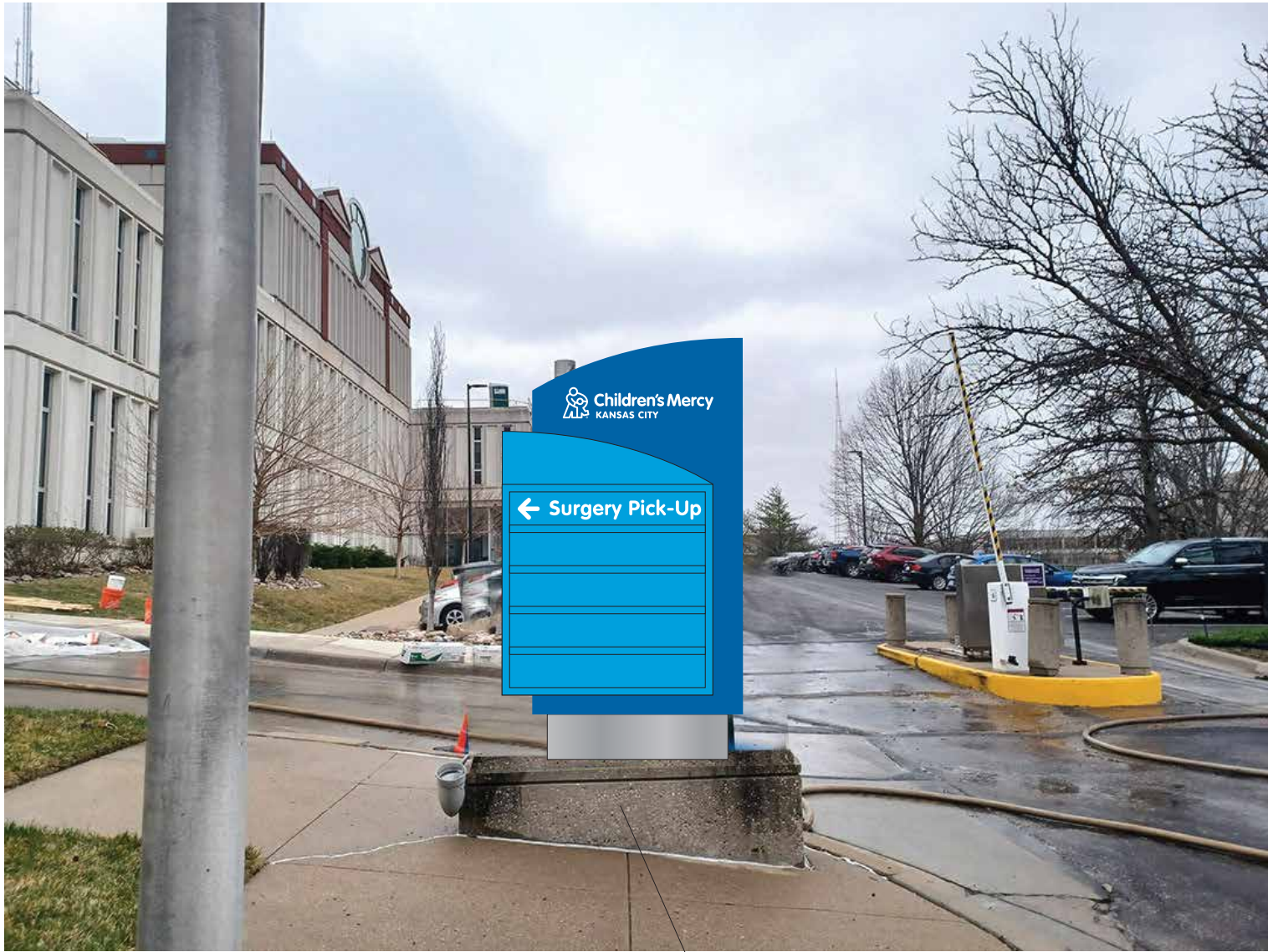
DATE:

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J4

Medium Directional
MAIN ENTRANCE, SURGERY CENTER PICK UP
Illuminated



PROPOSED

RE-USING EXISTING CONCRETE BASE



EXISTING



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

DATE: 8/8/2025
DESIGN NO: SP-J32581
ARTIST: JH
SCALE: 3/8" = 1'-0"

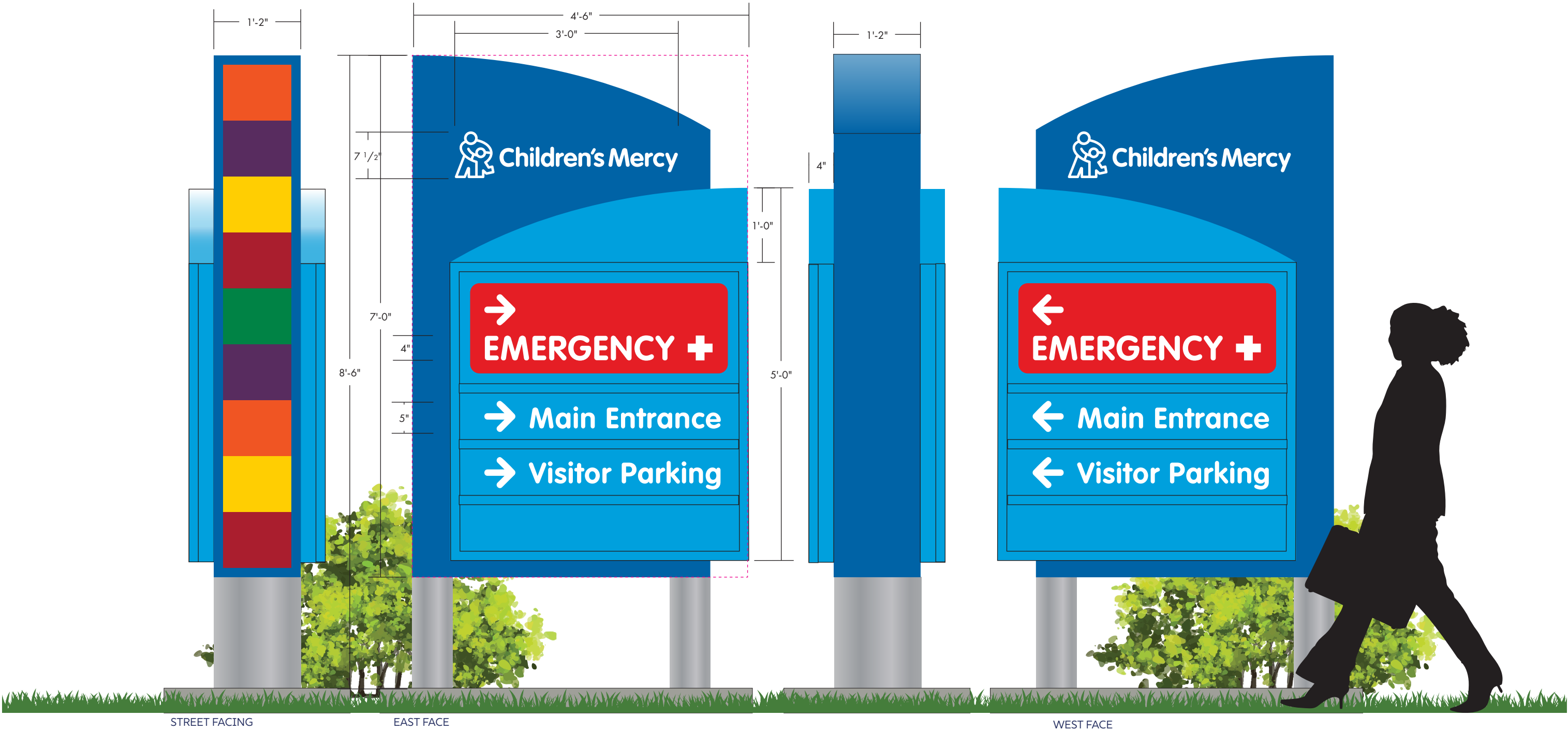
APPROVED: **DATE:**

SPECIFICATIONS

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K

Large Directional on Posts
SW CORNER 23RD & LOCUST
Illuminated



LUMINEO
SIGNS

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

DATE: 8/8/2025
DESIGN NO: SP-J32576
ARTIST: JH
SCALE: 3/4" = 1'-0"

APPROVED:

DATE:

SPECIFICATIONS

- PRODUCE AND INSTALL (1) INTERNALLY ILLUMINATED, DOUBLE-FACED LARGE DIRECTIONAL WITH POSTS AND ILLUMINATED STREET FACING SIDE PANEL
- ID - ANGLE ROUTED CENTER PAINTED PMS 300C BLUE WITH LOGO ROUTED AND BACKED WITH WHITE ACRYLIC
- DIRECTIONAL CABINETS - INDIVIDUAL SINGLE FACE CABINETS WITH RETAINERS AND DIVIDER BARS PMS 299C BLUE.
- ROUTED FACES PAINTED PMS 299C BLUE WITH TEXT AND EMERGENCY AREA BACKED WITH WHITE ACRYLIC.
- EMERGENCY OVERLAID WITH 3630-143 POPPY RED. • SIDE PANEL RETAINERS PAINTED PMS 300C BLUE WITH CUT OR DIGITALLY PRINTED VINYL GRAPHICS APPLIED TO ACRYLIC
- POST SUPPORTS PAINTED BRUSUHD ALUMINUM
- INSTALLS ON MOW PAD
- CUSTOMER TO PROVIDE POWER

- PMS 300C
- PMS 299C
- BRUSHED ALUMINUM
- PMS 485 RED
3630-143 POPPY RED

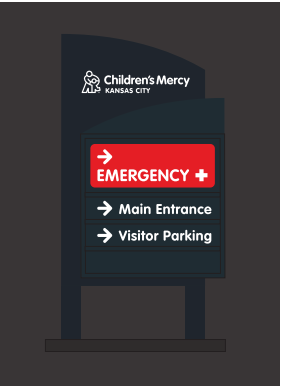
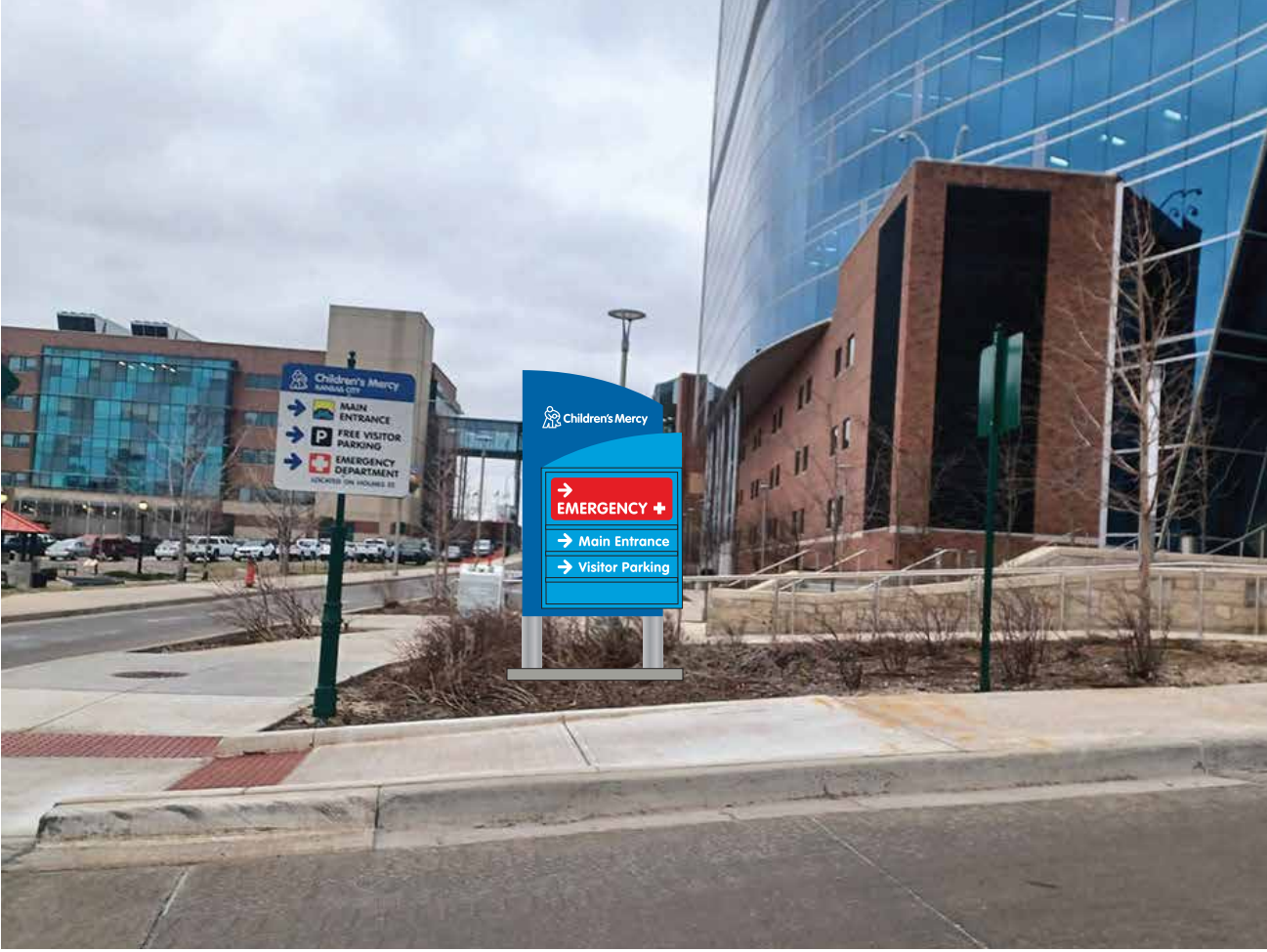
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K

Large Directional on Posts
SW CORNER 23RD & LOCUST
Illuminated



PROPOSED



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

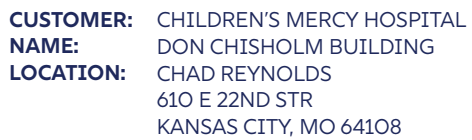
APPROVED:

DATE: 8/8/2025
DESIGN NO: SP-J32576
ARTIST: JH
SCALE: 3/16" = 1'-0"

DATE:

SPECIFICATIONS

ALL NOTED DIMENSIONS ARE APPROXIMATE AND MAY BE MODIFIED SLIGHTLY DURING MANUFACTURING TO ALLOW PROPER COMPONENT USAGE.
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DATE: 8/8/2025
DESIGN NO: SP-J32583
ARTIST: JH
SCALE: 3/4" = 1'-0"

DATE:

SPECIFICATIONS

- REMOVE EXISTING SIGN. LEAVE FOOTING TO ATTACH NEW SIGN STRUCTURE & REUSE EXISTING POWER
- FABRICATE AND INSTALL (1) NEW INTERNALLY-ILLUMINATED, DOUBLE-FACED MONUMENT SIGN
- ID CABINET - FABRICATED ALUMINUM CURVED CABINET PAINTED PMS 300C BLUE, ROUTED LOGO AND COPY BACKED WITH WHITE ACRYLIC
- INFORMATION CABINET WITH RETAINERS PAINTED PMS 299C. (ONE STEP DARKER THAN THE PREDOMINANT SECONDARY COLOR PMS 298)
ALUMINUM ROUTED FACES PAINTED PMS 299C BLUE WITH COPY BACKED WITH WHITE ACRYLIC
"P" ICON OVERLAID WITH 3630-128 PLUM PURPLE (CONFIRM)
- SIDE PANEL - NON ILLUMINATED F-FRAME PAINTED PMS 300C BLUE WITH ALUMINUM PANEL PAINTED YELLOW AND OVERLAID WITH CUT VINYL
- MOUNTS TO 5" SQUARE TUBE SUPPORT TO MATCHPLATE BOLTED TO EXISTING CONCRETE FOOTING

ALL NOTED DIMENSIONS ARE APPROXIMATE AND MAY BE MODIFIED SLIGHTLY DURING MANUFACTURING TO ALLOW PROPER COMPONENT USAGE.

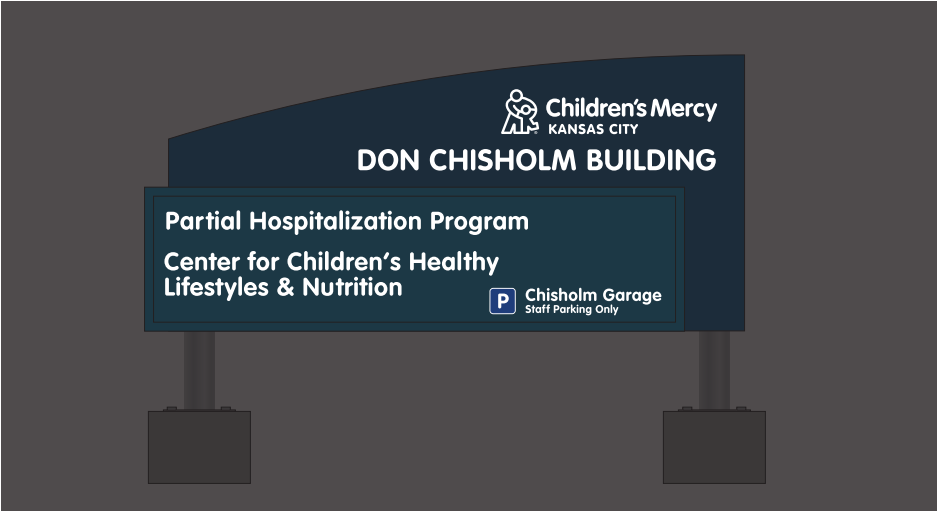
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N

Monument
DON CHISHOLM BUILDING
Illuminated



PROPOSED



APPROXIMATING NIGHT VIEW



EXISTING



CUSTOMER:

NAME:

LOCATION:

CHILDREN'S MERCY HOSPITAL
DON CHISHOLM BUILDING
CHAD REYNOLDS
610 E 22ND STR
KANSAS CITY, MO 64108

DATE:

DESIGN NO:

ARTIST:

SCALE:

8/8/2025
SP-J32583
JH
3/8" = 1'-0"

APPROVED:

DATE:

SPECIFICATIONS

ALL NOTED DIMENSIONS ARE APPROXIMATE AND MAY BE MODIFIED SLIGHTLY DURING MANUFACTURING TO ALLOW PROPER COMPONENT USAGE.
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Meeting Sign-In Sheet

Project Name and Address

Children's Mercy Hospital - Master Planned Development

2401 Gillham Road

Name	Address	Phone	Email
Mike Haake			
Catie Smith			
Jackie Foy			
Colby Curry			
Adam Zorn			
Zack Brown			
Jane ? (drop off after a few minutes)			

[illegible]



CITY OF
KANSAS CITY,
MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2026-00026

Meeting Date: April 6, 2026

Meeting Location: via Teams

Meeting Time (include start and end time): 6:00-6:30pm

Additional Comments (optional):

- Jackie gave a 15 minute overview of the MPD plans and goals.
- Are there were plans for the surface lot north of the tracks? No, not at this time.
- Are there plans for streetscape plans for 22nd? Project by project basis per Parks.
- Desire to improve intersections of Gillham & Locust.
- Drivers don't seem to care about employees crossing of 22nd.

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.