

PROJECT NAME:

# MASTER PLAN DEVELOPMENT CHILDREN'S MERCY HOSPITAL

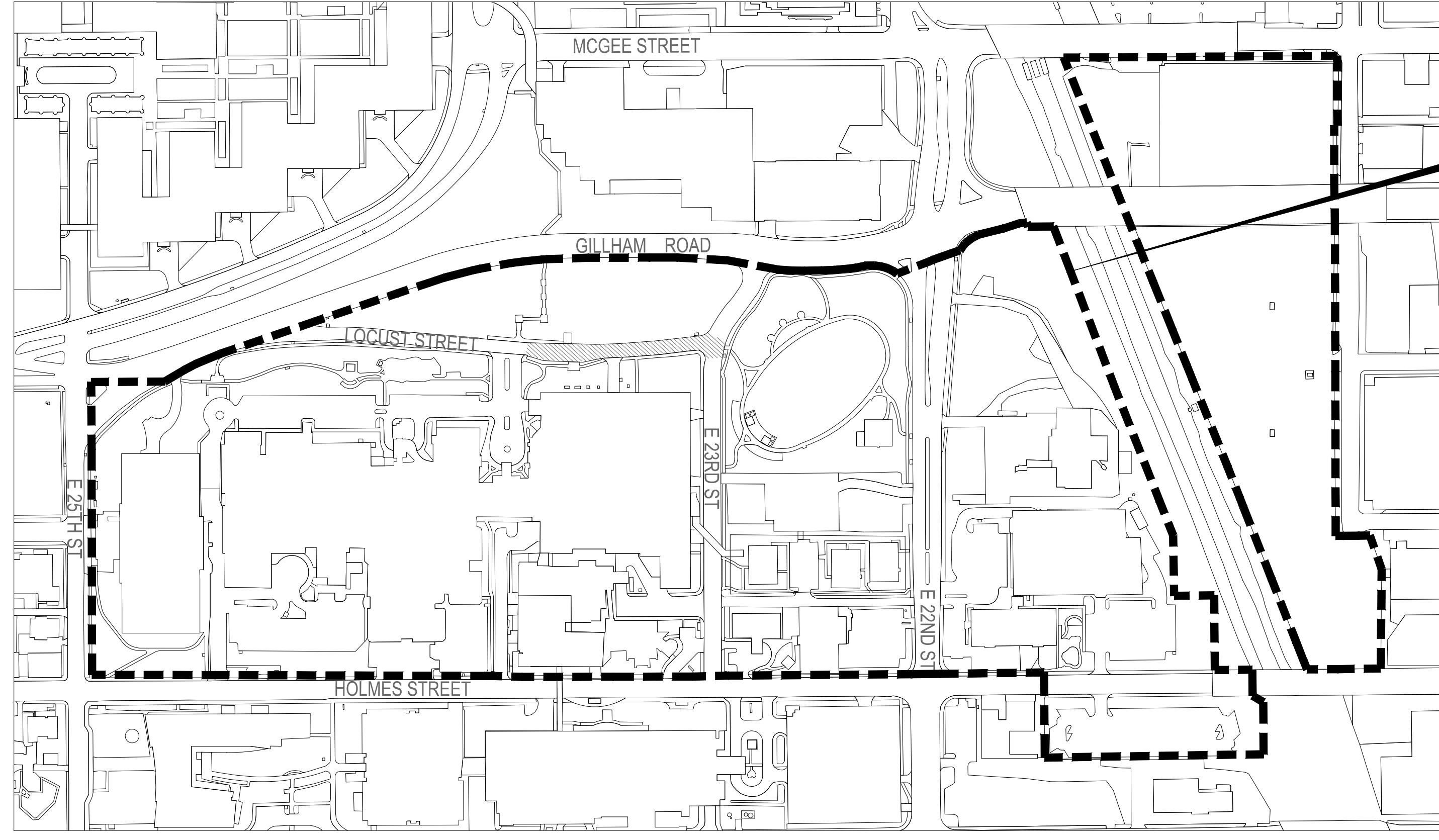


**City Plan Commission**  
Recommends Approval with Conditions  
of Case No. \_\_\_\_\_ on **05-06-2026**

*Sara Gabriel*  
SARA GABRIEL, FAICP  
Secretary of the City Plan Commission

Use Type	Current Code	Proposed w/		Use Standards
		MPD	Use Standards	
<b>RESIDENTIAL</b>				
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		
<b>PUBLIC/CIVIC</b>				
Bicycle Sharing Facilities				
Club, Lodge, or Fraternal Organization	P	P		
Table 130-1 Downtown Districts Use Table				
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)				
» Community center	P	P		88-365
Religious Assembly				
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)				
» Basic, minor	P	P		88-425-08-B
<b>COMMERCIAL</b>				
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)				
» 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				
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				
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		

**Legend**  
P Permitted  
S Special Use Permit  
N Not allowed



LIMITS OF MASTER PLANNED DEVELOPMENT

**VICINITY MAP**  
SCALE: 1" = 200'

» 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		
<b>Sports and Recreation, Participant</b>				
» Indoor	P	P		
» Outdoor	S	S		
<b>Vehicle Sales and Service</b>				
» 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
<b>INDUSTRIAL</b>				
<b>Manufacturing, Production and Industrial Service</b>				
» Artisan	P	P		88-318
» Limited	S	S		
» General	S[2]	S		88-323
<b>Recycling Service</b>				
» Limited	S[1]	S		
Self-Storage Warehouse	S[2]	S		88-323 88-369
<b>Warehousing, Wholesaling, Storage, and Freight Movement</b>				
» Indoor	S[2]	S		88-323 88-378
» Outdoor	S[2]	S		88-323 88-378
<b>AGRICULTURAL</b>				
<b>Agriculture, Animal</b>				
» Agriculture, Crop	P/*	P		Chapter 14
<b>Agriculture, Urban</b>				
» 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
<b>ACCESSORY</b>				
<b>Wireless Communication Facility</b>				
» Freestanding	N	N		
» Co-located antenna	P	P		88-385

**SHEET INDEX:**

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

**MASTER PLANNED DEVELOPMENT REQUESTS:**

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

**NOTES:**

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

**STATEMENT OF INTENT:**

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

**OWNER:**



**ARCHITECT:**



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