



CITY PLAN COMMISSION

15th Floor, City Hall
414 East 12th Street
Kansas City, Missouri 64106

KCMO.gov/Planning

May 06, 2026

MICHAEL HAAKE
WALTER P MOORE & ASSOCIATES
1100 Walnut St, 1825
Kansas City, MO 64106

Re: **CD-CPC-2026-00026** - A request to approve a rezoning 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) on 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.

Dear MICHAEL HAAKE:

At its meeting on May 06, 2026, the City Plan Commission acted as follows on the above-referenced case.

Approved with Conditions

The Commission's action is only a recommendation. Your request must receive final action from the ordinance request. All conditions imposed by the Commission, if any, are available on the following page(s).

PLEASE READ CONDITIONS CAREFULLY as some or all of the conditions imposed may require action on your part to proceed to the next step.

- If revised plans are required, you must make such revisions and upload the revised plans prior to proceeding to final action.
- If revised plans are not required, your request will automatically be submitted for ordinance request consideration.

If you have any questions, please contact me at Olofu.Agbaji@kcmo.org or (816) 513-8815.

Sincerely,

Olofu Agbaji
Lead Planner

That plans, revised as noted below, are submitted and accepted by staff prior to scheduling for ordinance request.

The following are recommended by the Development Management Department. For questions, contact Olofu Agbaji at Olofu.Agbaji@kcmo.org or (816) 513-8815.

- 1) 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. Revise Plans and Resubmit
- 2) Provide ownership consent forms the proposed application to rezone that is consistent with the ownership map prior to ordinance request, Revise Plans and Resubmit
- 3) 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. Revise Plans and Resubmit
- 4) 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. Revise Plans and Resubmit
- 5) 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. Revise Plans and Resubmit
- 6) 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. Revise Plans and Resubmit

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 pursuit 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.

- 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)

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

- 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
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.

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

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.