

Case No. 675-S-6, 12708-UR-3
Resolution No. 160482
Ordinance No. 160490



July 6, 2016



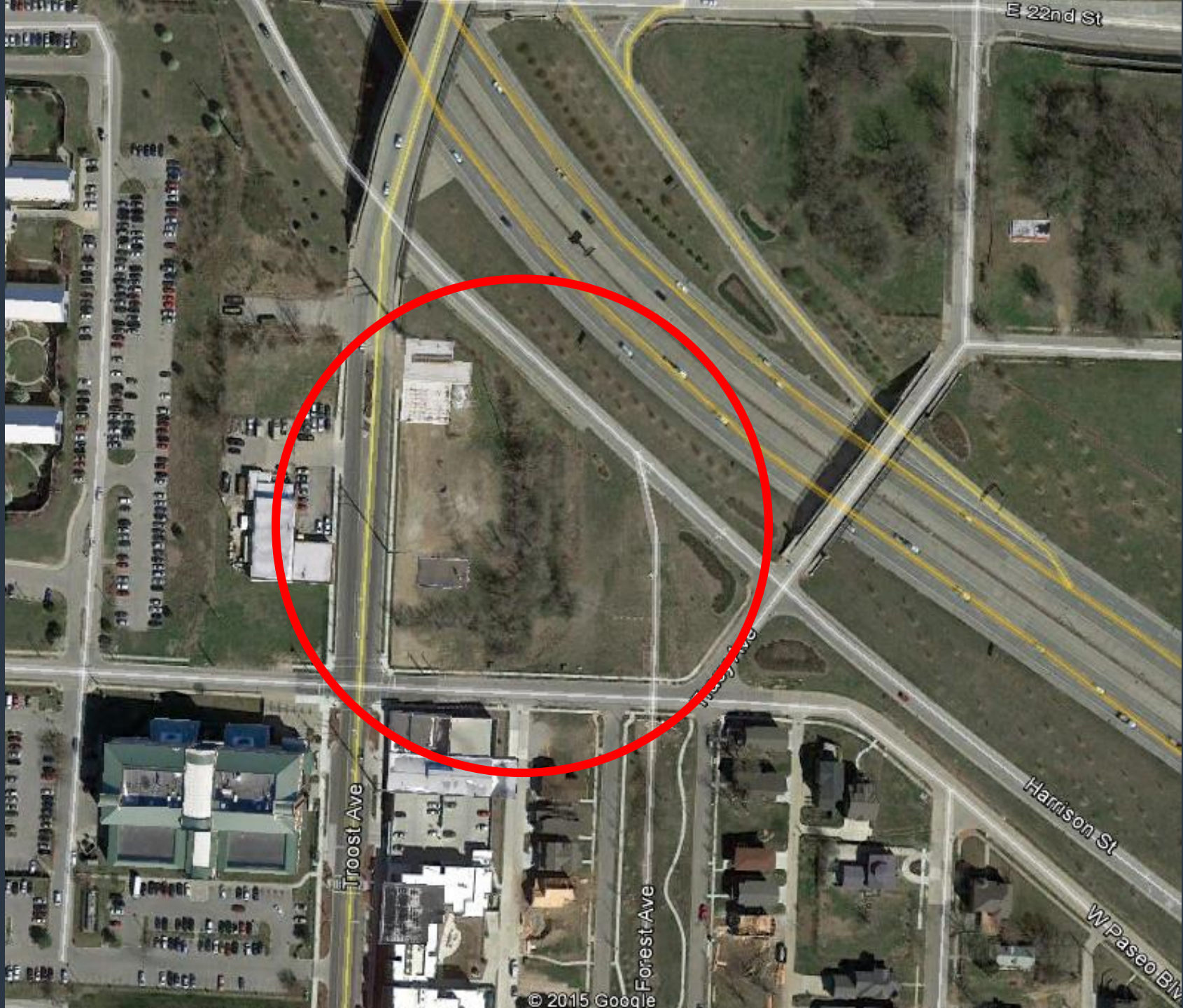
Resolution No. 160482, Ordinance No. 160490

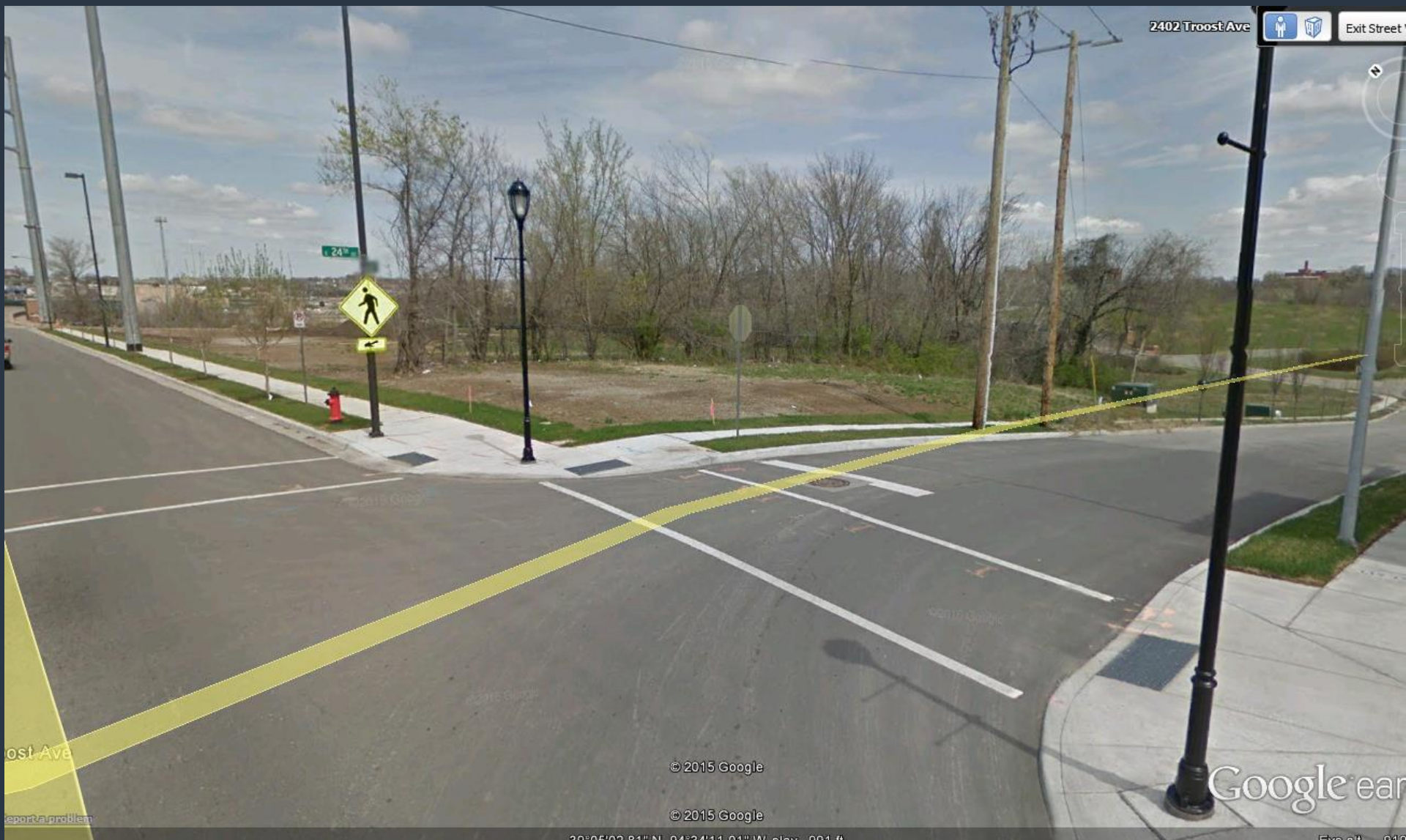


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UMKC Student Housing and
Parking Garage, View South on
Troost

Troost Ave

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Go



View Southwest at E 24th Street and Forest

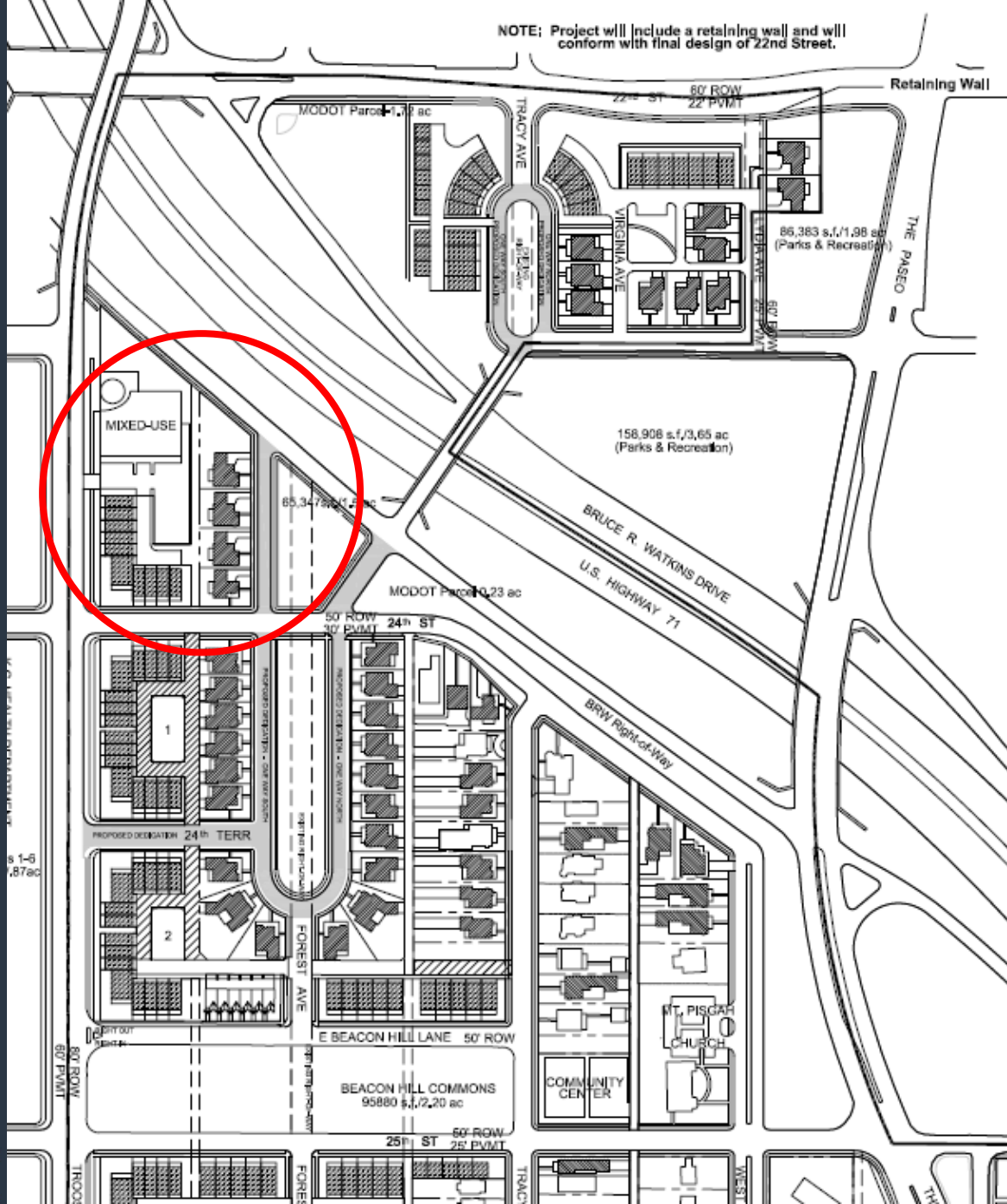
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NOTE: Project will include a retaining wall and will conform with final design of 22nd Street.



Lot Summary

Townhome Standard	20' - 30' (w) x 35' - 60' (l)
Townhome Corner	50' - 60' (w) x 80' - 90' (l)
Single Family New	40' - 80' (w) x 70' - 130' (l)
Single Family Infill/Existing	25' - 100' (w) x 75' - 165' (l)
Multi-Family New	50' - 80' (w) x 70' - 130' (l)
Mixed Use 23rd and Troost	150' (w) x 250' (l)
Mixed Use 27th and Troost (ne corner)	90' (w) x 150' (l)
Mixed Use 27th and Troost (se corner)	100' (w) x 130' (l)
Mixed Use 27th and Troost (sw corner)	100' (w) x 140' (l)

New Building Summary

Type	W/L
Townhome	20' - 35' (w) x 25' x 50' (l)
Single Family New	40' - 60' (w) x 45' x 90' (l)
Single Family Infill	20' - 35' (w) x 55' x 85' (l)
Multi-Family New	40' - 50' (w) x 85' - 114' (l)

Total Number of Dwelling Units

Townhome	167-180
Single Family New	50-105
Single Family Infill	45-80
Single Family Existing	75-85
Multi-Family New	50-80
Granny Flat	unknown

Other Uses

Community Center	lot 120' x 150'
Churches (2)	existing
Mixed Use Buildings	45,000 s.f. to 65,000 s.f. total

Housing Legend

[Pattern]	Townhome
[Pattern]	Single Family New
[Pattern]	Single Family Infill
[Pattern]	Single Family Existing
[Pattern]	Multi-Family New
[Pattern]	Mixed-Use

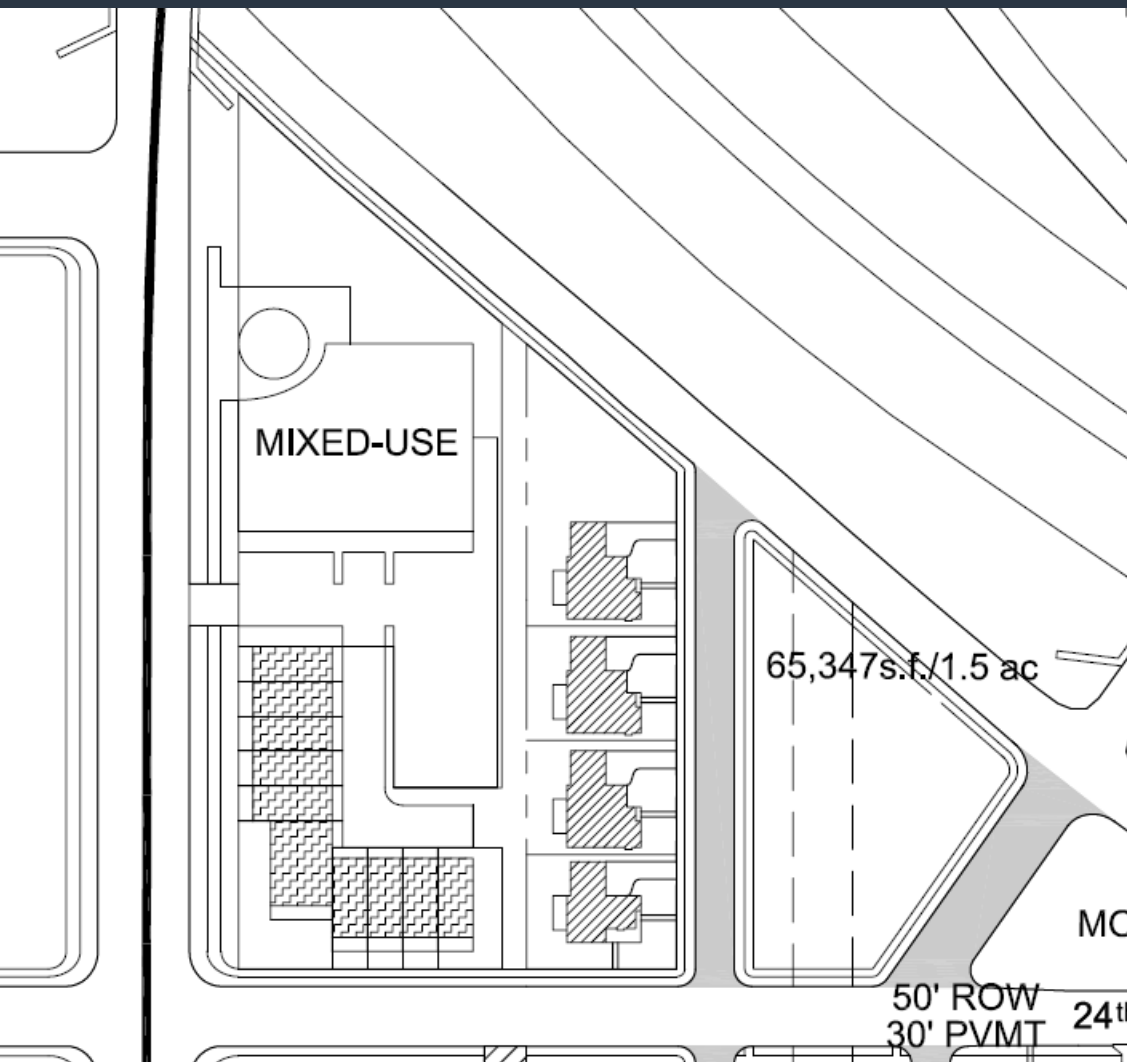
Street Legend

[Pattern]	Proposed Streets
[Pattern]	Proposed Lanes (Alley)
[Pattern]	Vacated R.O.W.
[Pattern]	Existing R.O.W.
[Pattern]	Existing Street
[Pattern]	Private Street

PRIVATE OPEN SPACE

North Lawn (2 Parcels)	65,347 s.f.
South Lawn	77,219 s.f.
Courtyards	37,596 s.f.
Beacon Hill Commons	95,880 s.f.
Total	276,442 s.f. (6.35 ac)
Required	5.51 ac

NOTE: BASEMAP IS NOT TO SCALE WITH RESPECT TO STREET WIDTHS. CORRECT WIDTHS HAVE BEEN PROVIDED FOR EACH STREET SEGMENT



Approved Plan

Lot Summary

Townhome Standard	20' - 30' (w) x 35' - 60' (l)
Townhome Corner	50' - 60' (w) x 80' - 90' (l)
Single Family New	40' - 90' (w) x 70' - 130' (l)
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Mixed Use 23rd and Troost	150' (w) x 250' (l)
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New Building Summary

Type	W/L
Townhome	20' - 35' (w) x 25' x 50' (l)
Single Family New	40' - 50' (w) x 45' x 90' (l)
Single Family Infill	20' - 35' (w) x 55' x 85' (l)
Multi-Family New	40' - 50' (w) x 88' - 114' (l)

Total Number of Dwelling Units

Townhome	167-180
Single Family New	90-105
Single Family Infill	45-60
Single Family Existing	75-85
Multi-Family New	50-80
Granny Flat	unknown

Other Uses

Community Center	lot 120' x 150'
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Housing Legend

	Townhome
	Single Family New
	Single Family Infill
	Single Family Existing
	Multi-Family New
	Mixed-Use

Street Legend

	Proposed Streets
	Proposed Lanes (Alley)
	Vacated R.O.W.
	Existing R.O.W.
	Existing Street
	Private Street

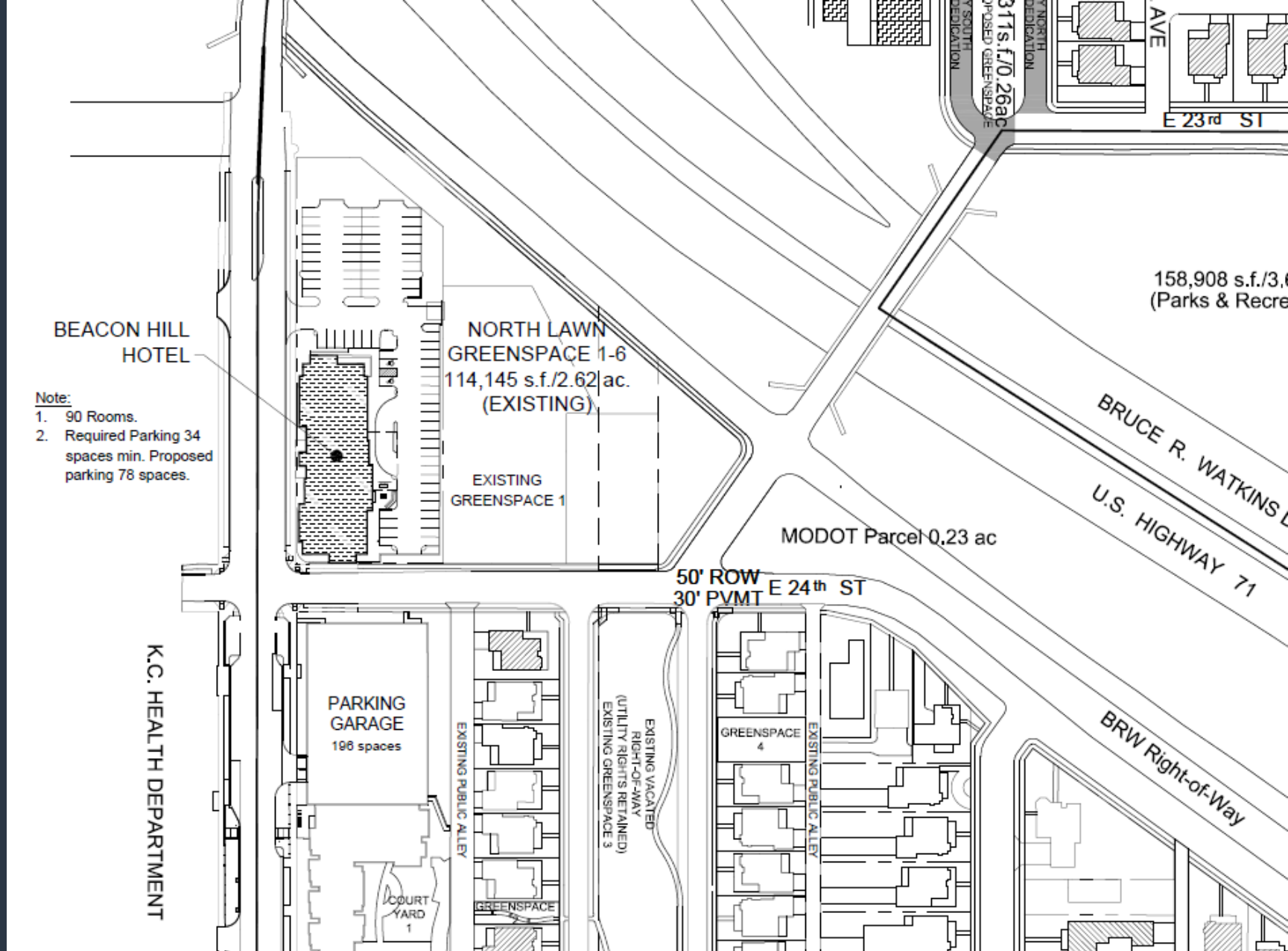
PRIVATE OPEN SPACE

North Lawn (2 Parcels)	65,347 s.f.
South Lawn	77,219s.f.
Courtyards	37,996 s.f.
Beacon Hill Commons	95,880 s.f.
Total	276442 s.f. (6.35 ac)
Required	5.51 ac

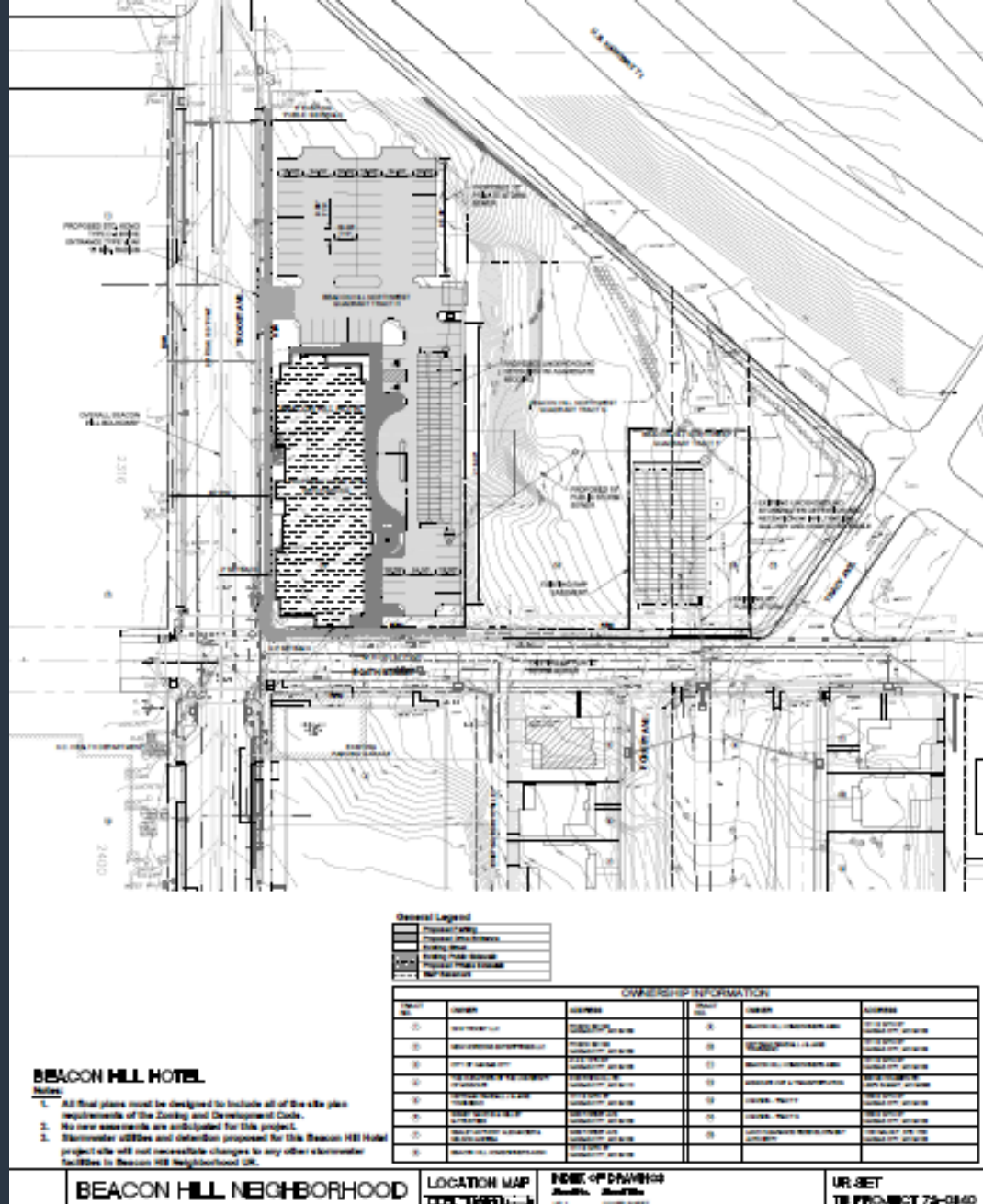


Case Nos. 675-S-6 & 12708-UR-3





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BEACON HILL HOTEL
KANSAS CITY, MO

UCAB
PROPERTIES

SUNFLOWER
Development Group

GENERATOR



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WEST ELEVATION | 02



NORTH ELEVATION | 01

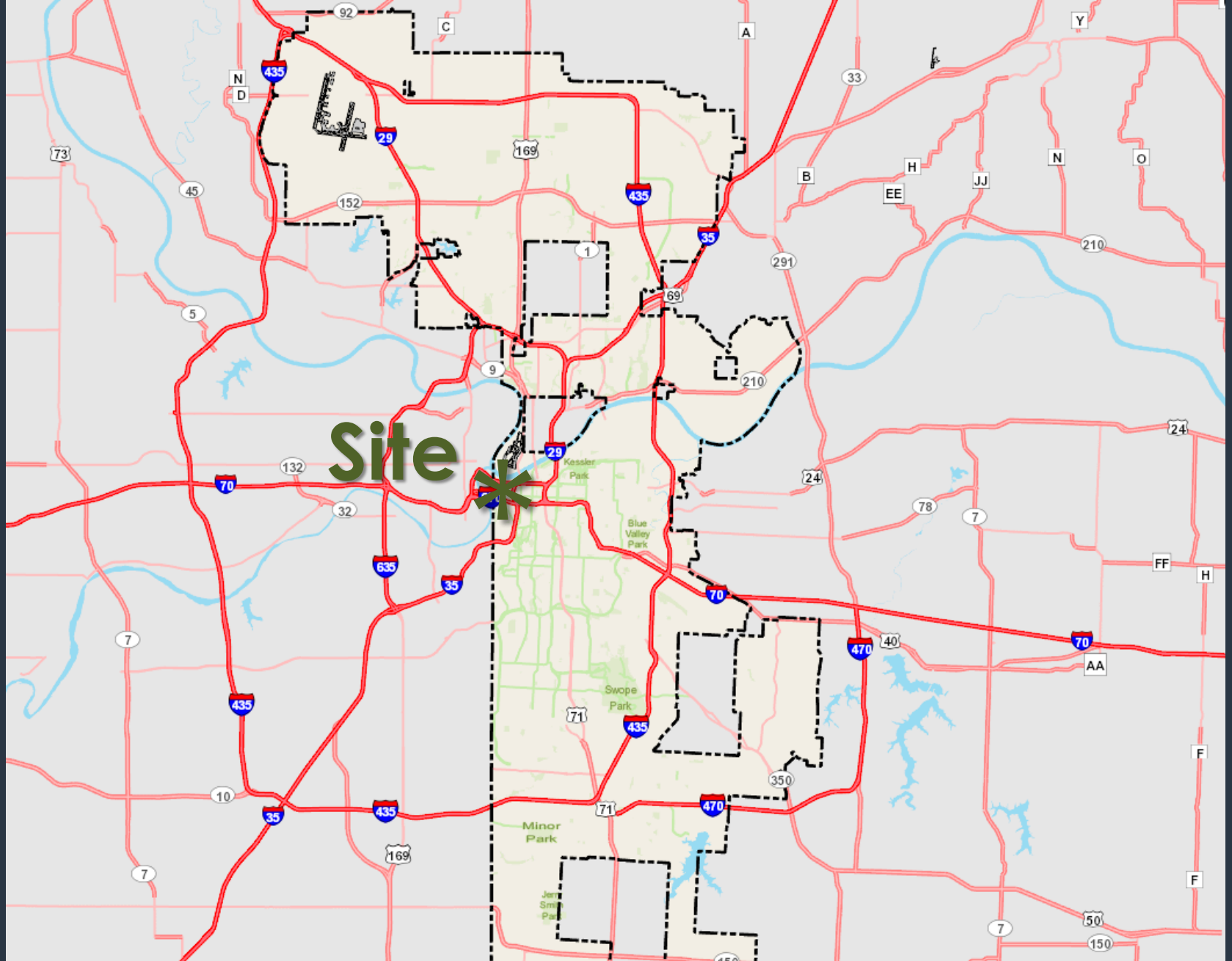


Ordinance 160489

Case No. 14676-P



July 6, 2016

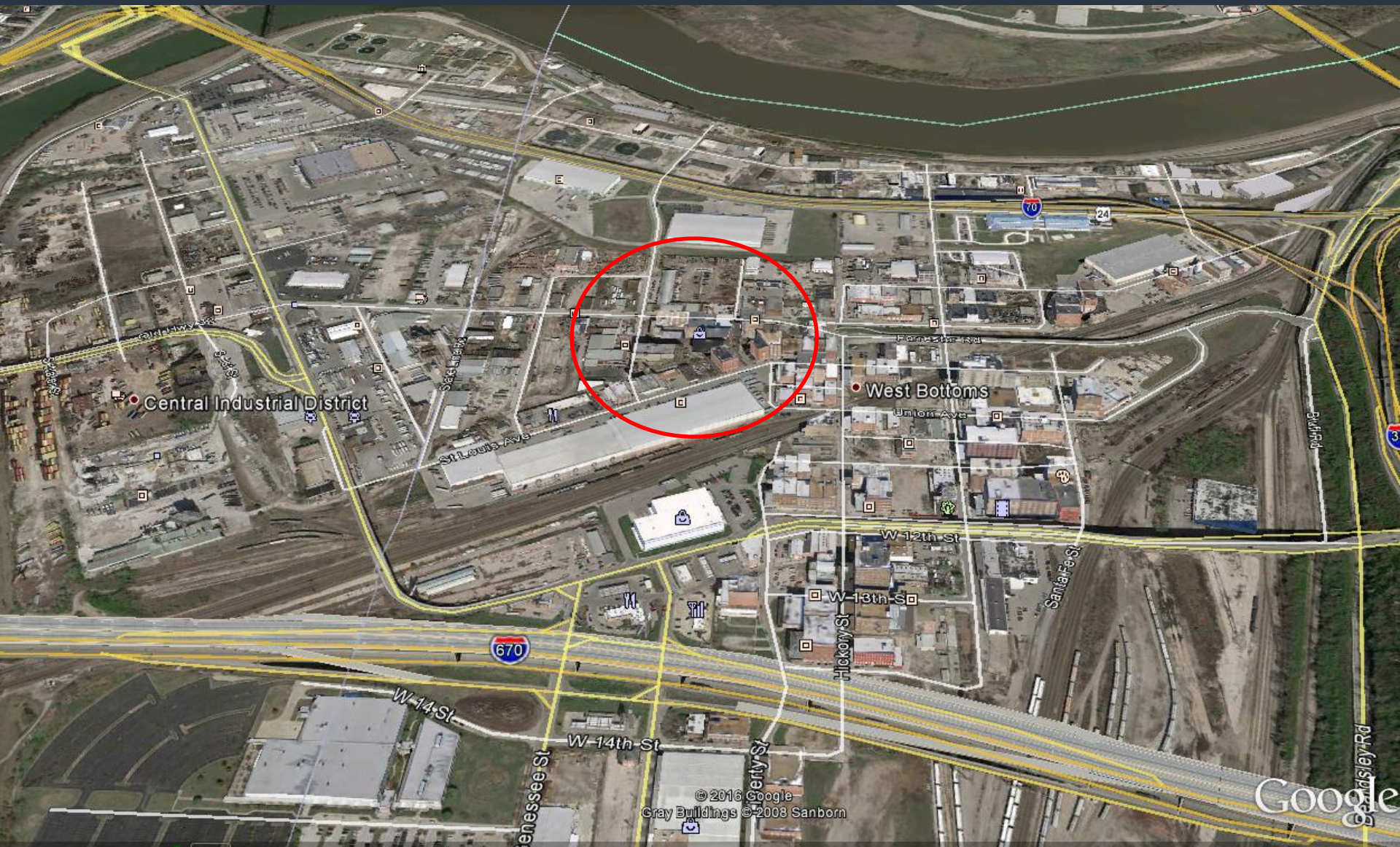


Ordinance 160489



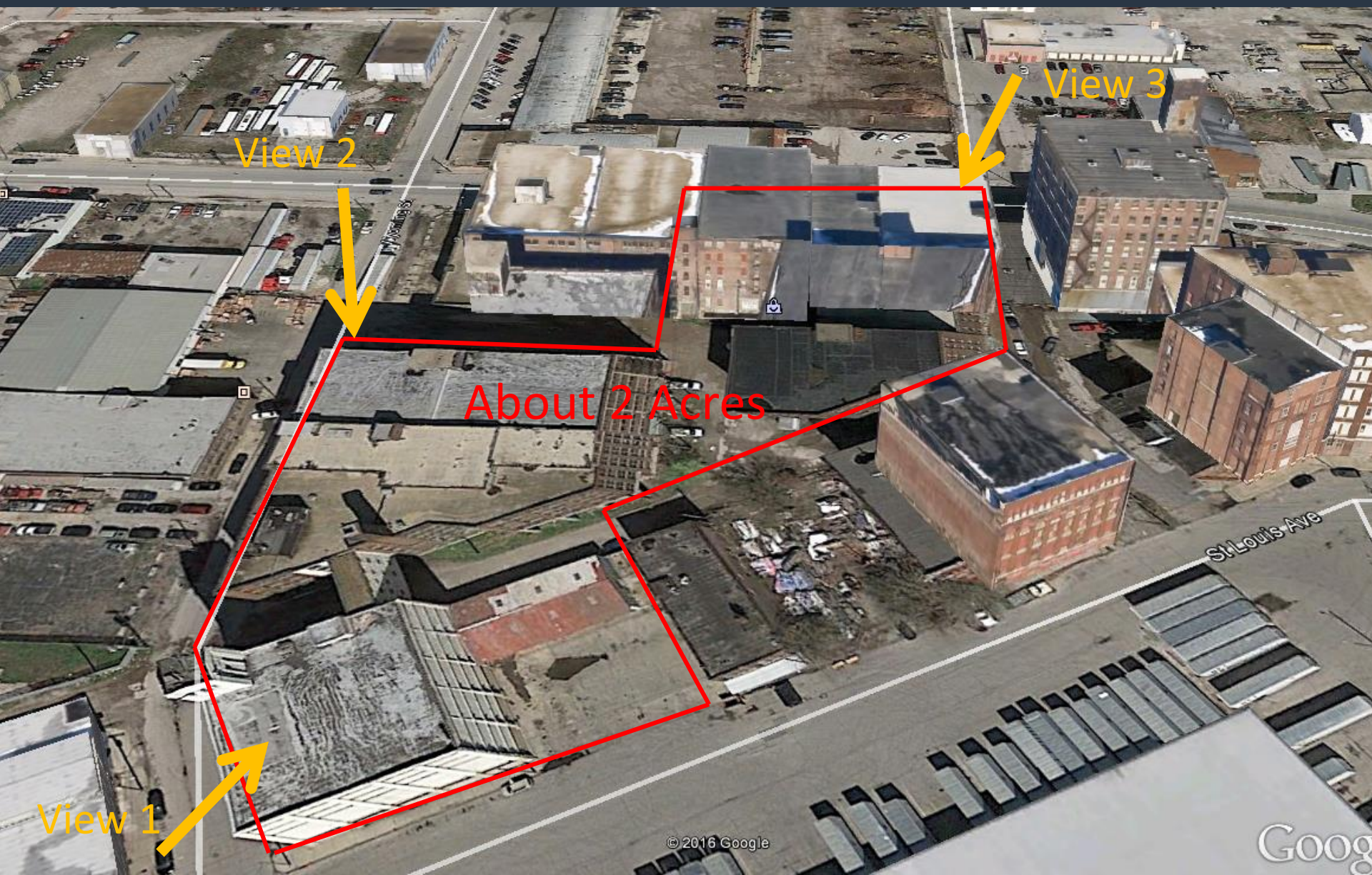


Ordinance 160489



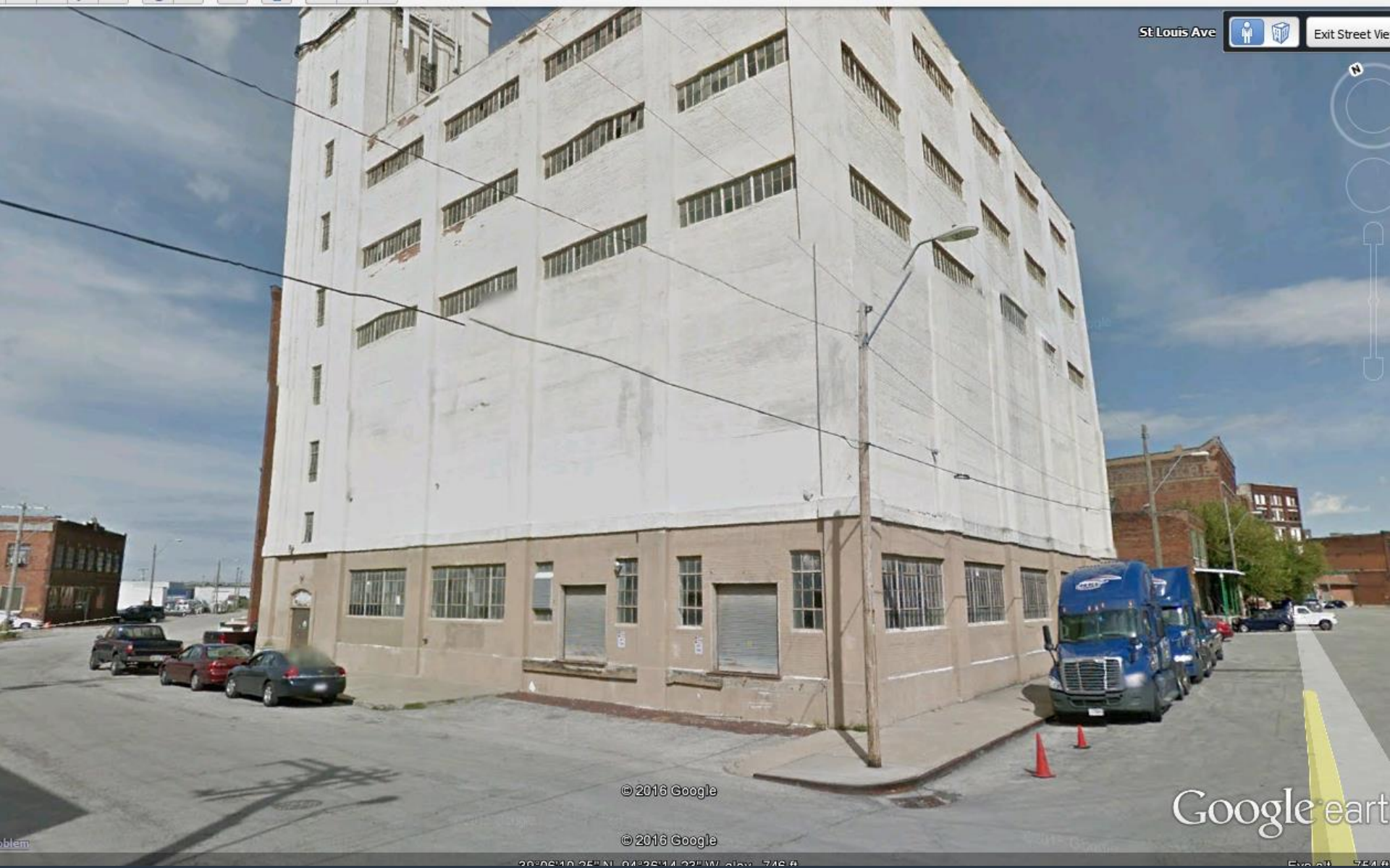
Ordinance 160489





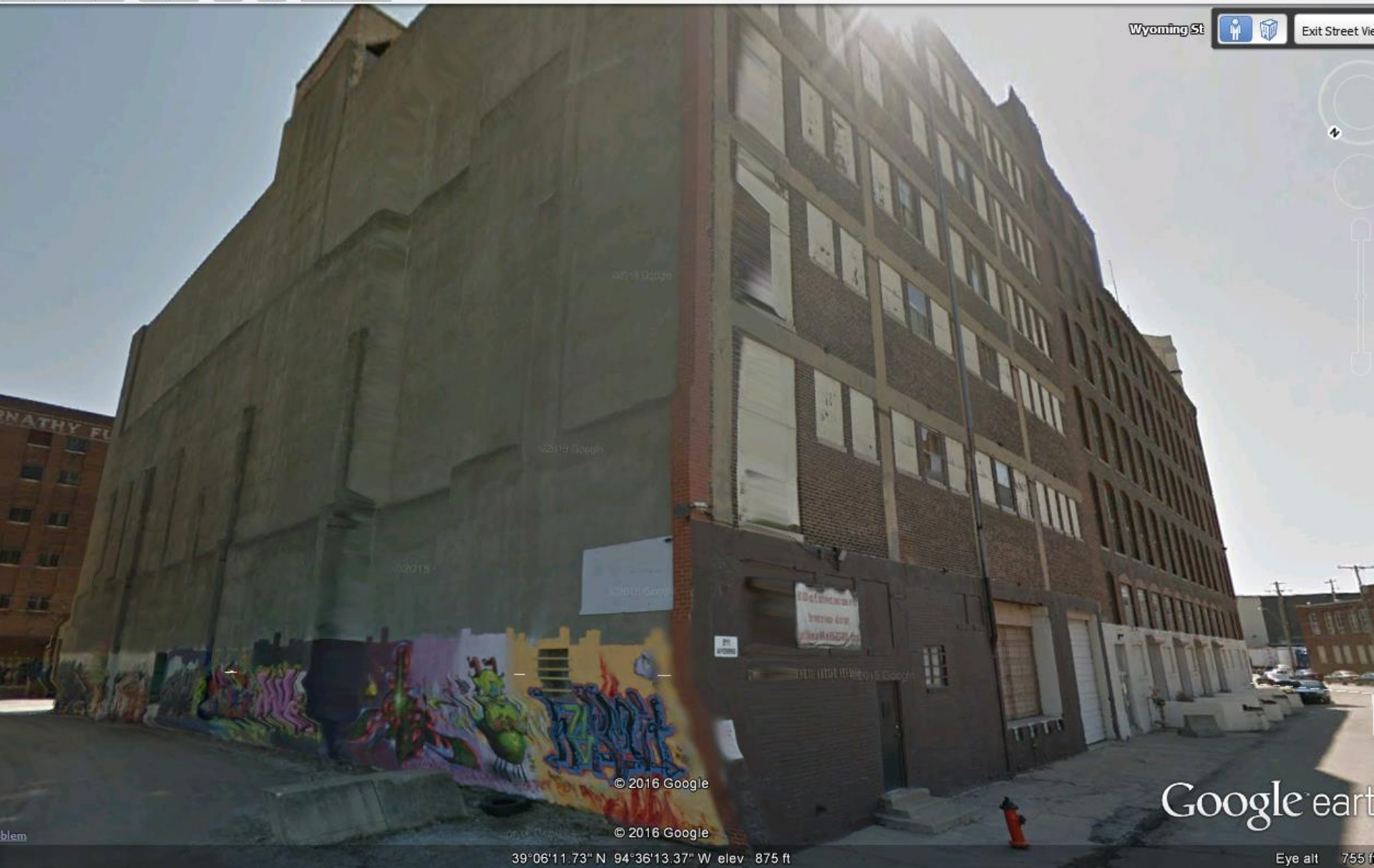
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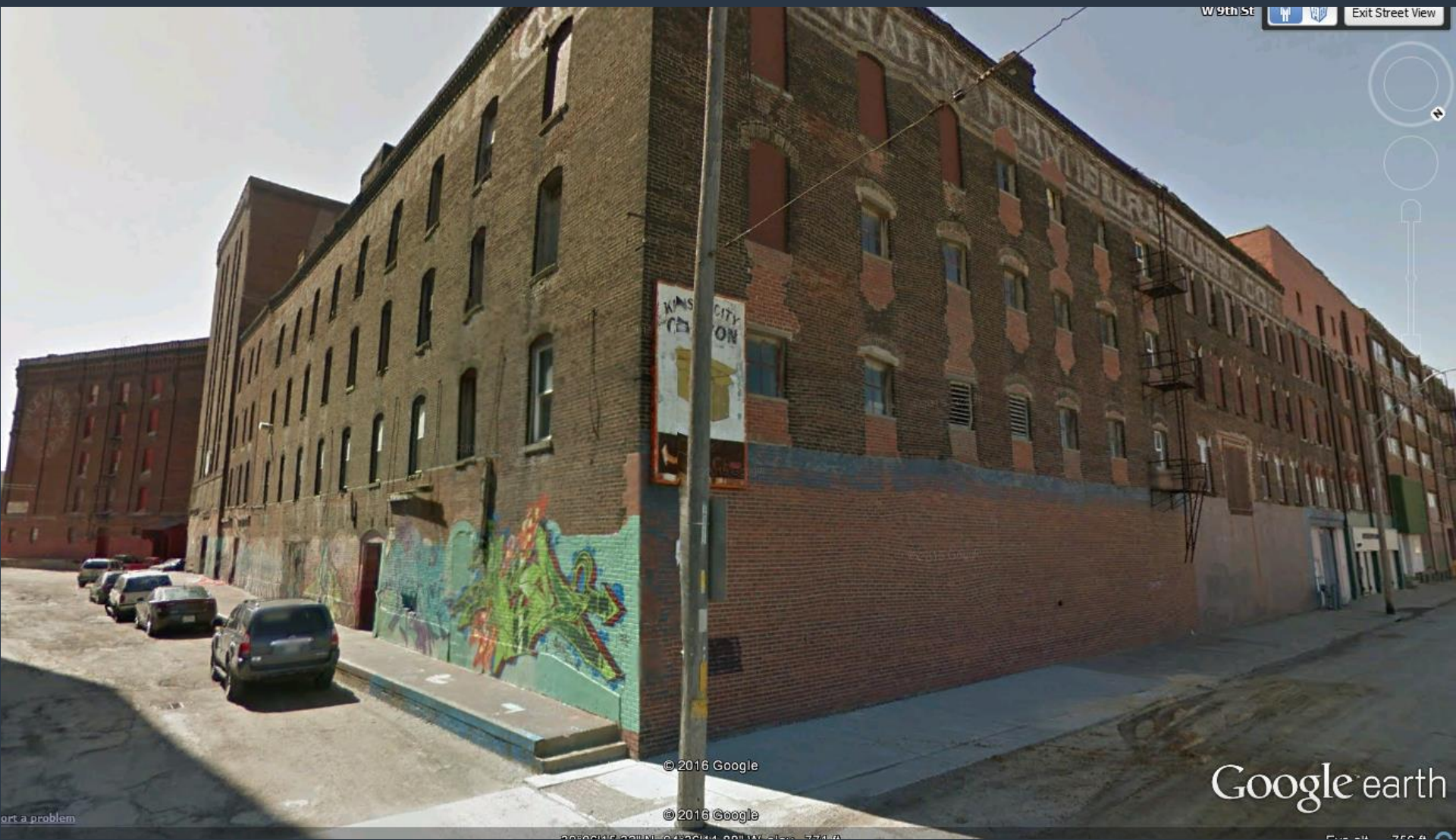
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W 9th St



Exit Street View

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Google earth

Report a problem

33°06'16"N 94°33'14"W (100° 771 ft)

Full screen 750 ft



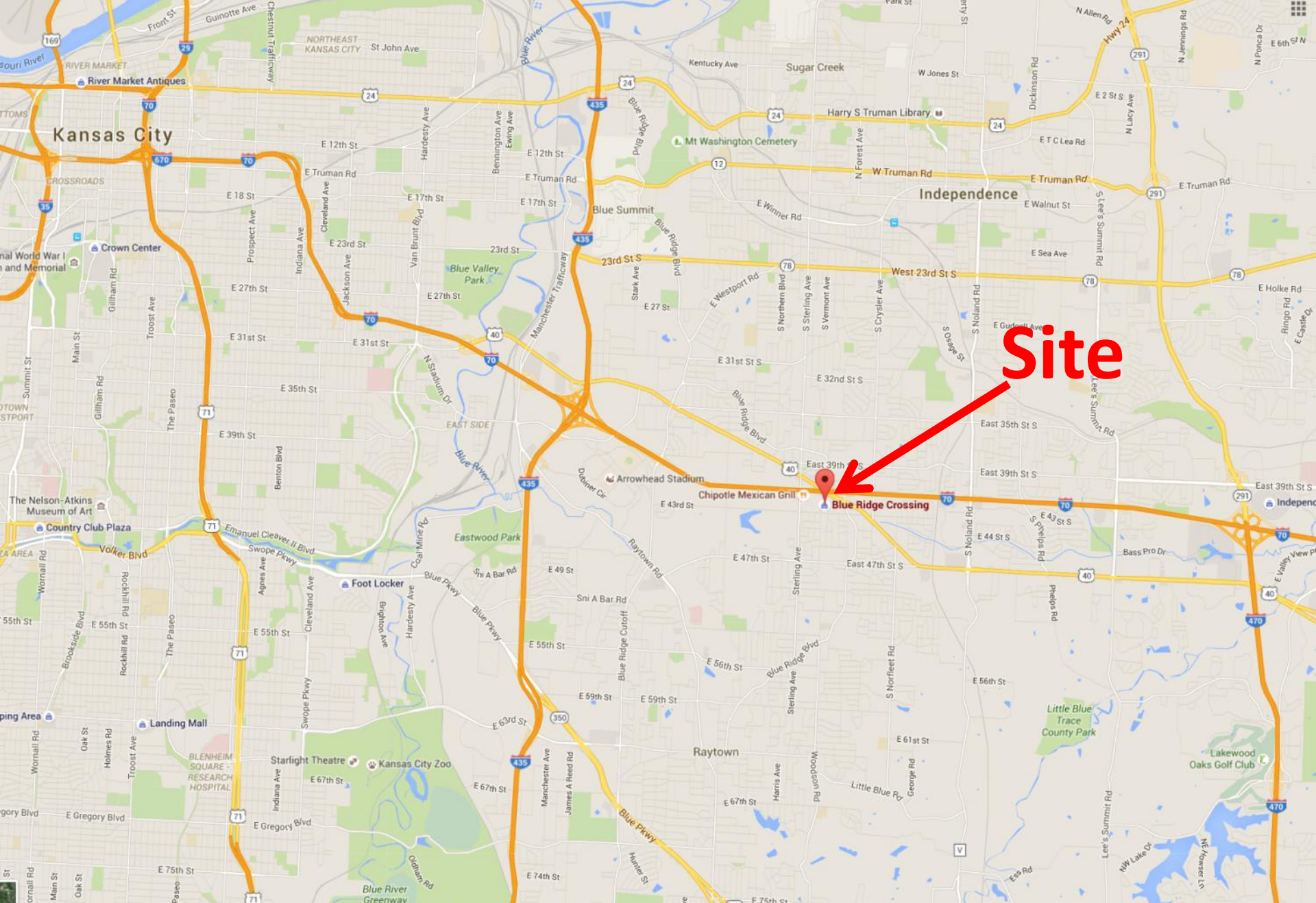
Ordinance 160489

Ordinance No. 160491

Case No. 12884-UR-2



July 6, 2016



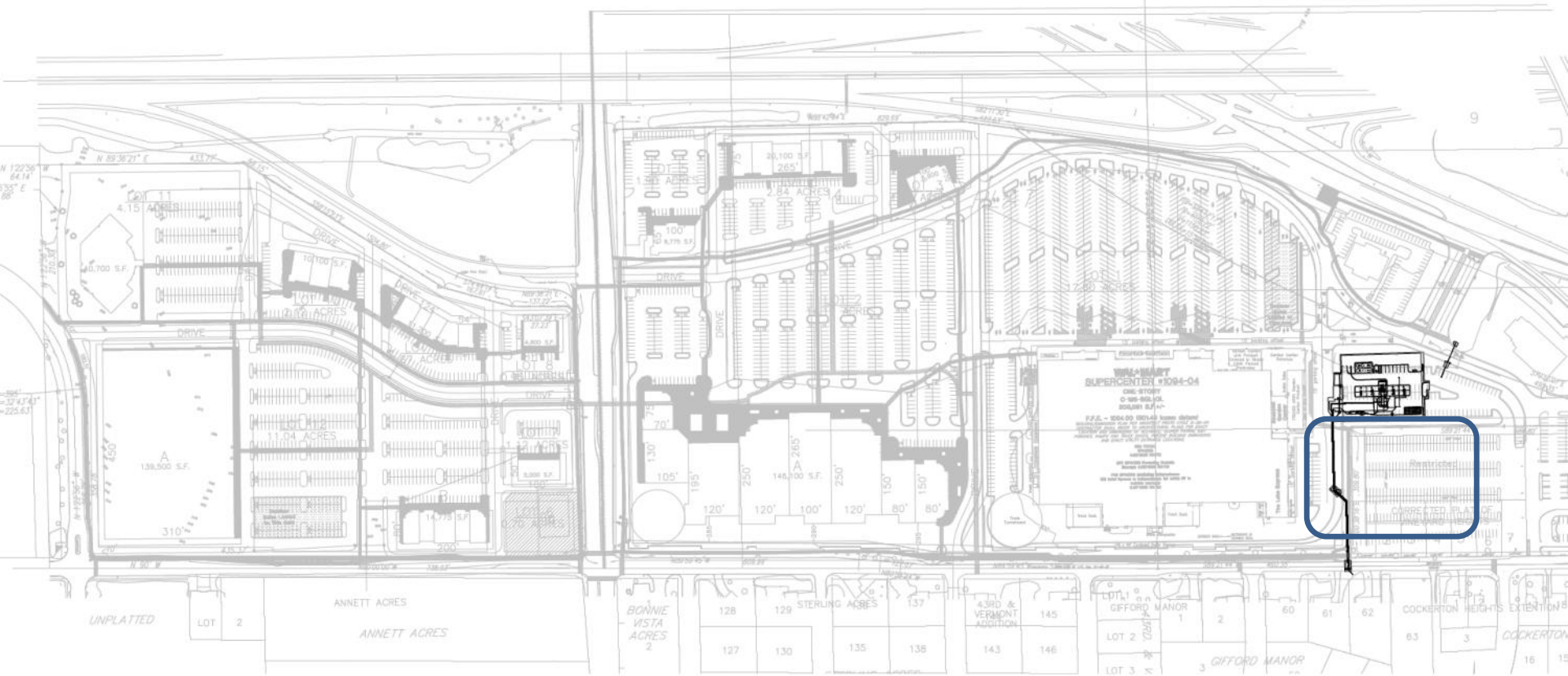
Site

KCMO

City of
Independence



Ordinance No. 160491



CS Ord. No. 050078 passed on February 24, 2005, rezoned about 63 acres to District URD, and approved a development plan for Blue Ridge Mall. The Blue Ridge Crossing URD plan allowed for 540,000 square foot development, with two (2) large box stores (Wal-Mart and Lowes) and one large in-line shopping center. The plan also allowed for nine (9) pad sites ranging in size from about 4,800 SF to 20,000 SF and the reuse of the existing Kaiser Permanente Building (office) at the northwest corner of the project (40,700 SF).



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Site

View of site looking north



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Site

View of site looking south

Google earth



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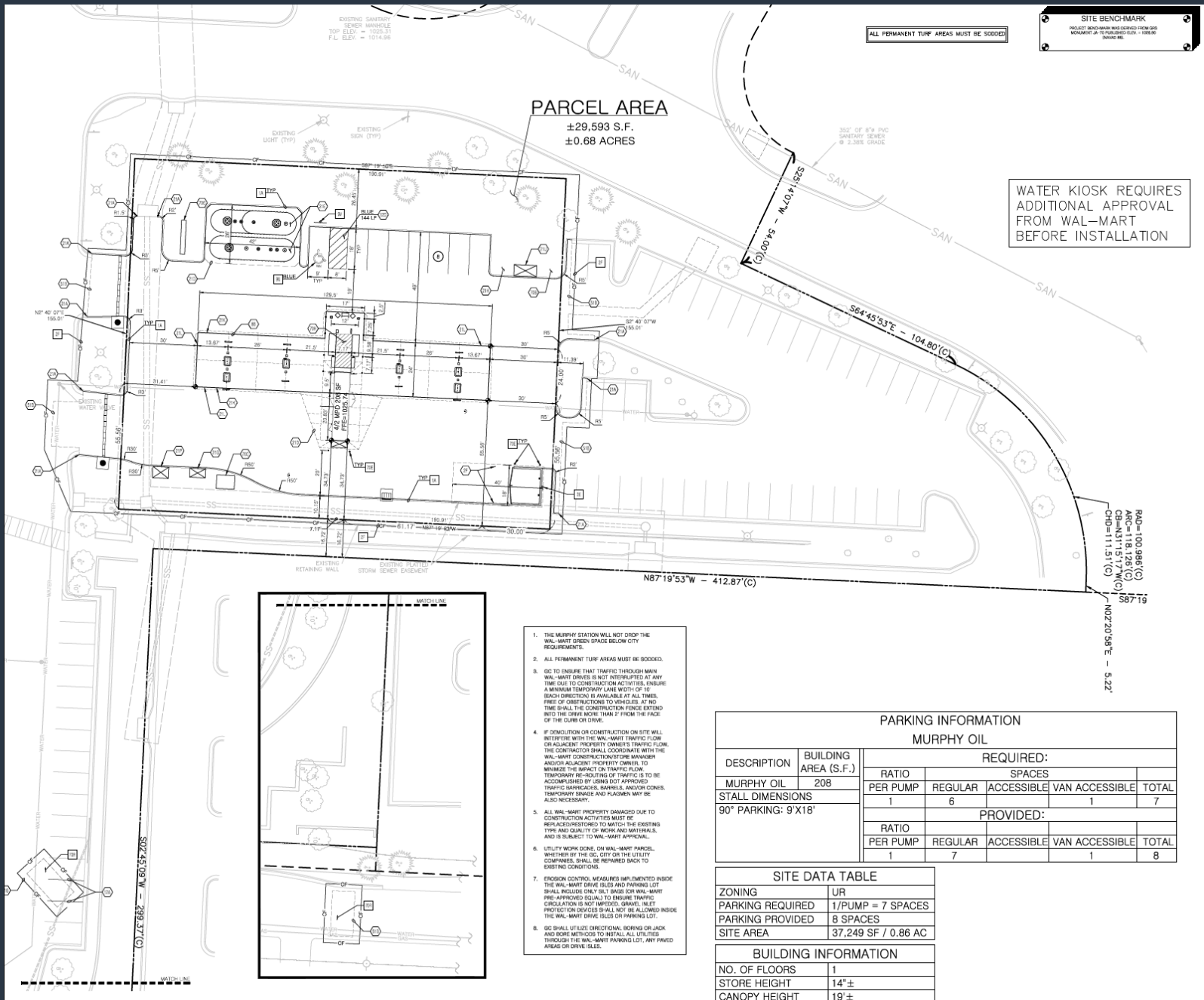


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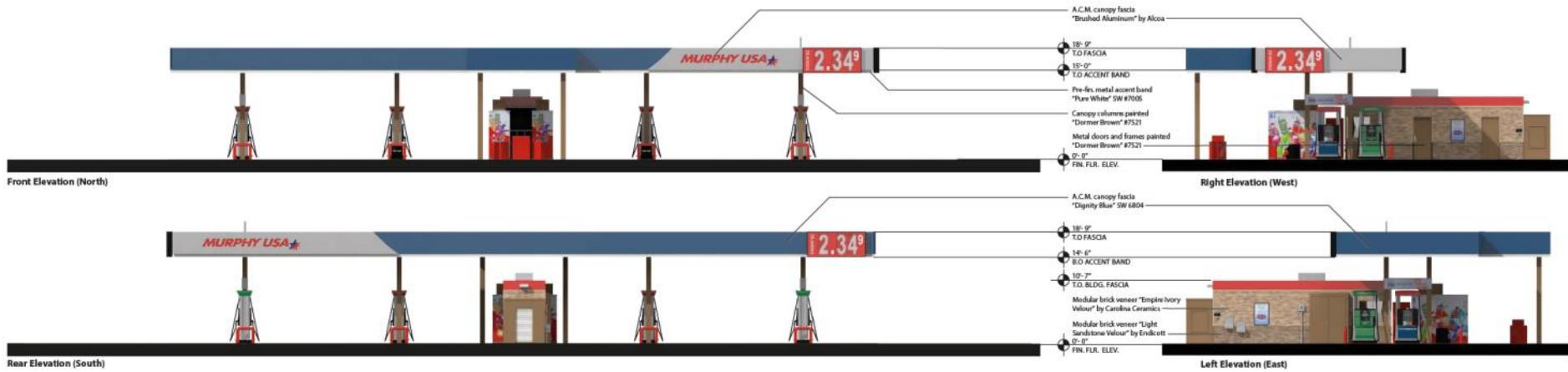




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Snack Alley



Monument Sign (Not to scale)



Trash Enclosure

Sign	Qty	Height	Width	Area	Total S.F.
Murphy USA logo sign (Canopy)	2		Graphic Area	33.54	67.08
Large canopy price sign	3	51.25"	118.00"	42.00	126.00
Island Signage	2	25.00"	97.13"	12.00	24.00
Welcome	2	14.25"	80.13"	6.82	13.64
Monument Sign	1	71.25"	202.00"	99.95	99.95
Total Building Signage					344.67

B | R | R
architecture

MURPHY USA

Kansas City, MO
October 24, 2014



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