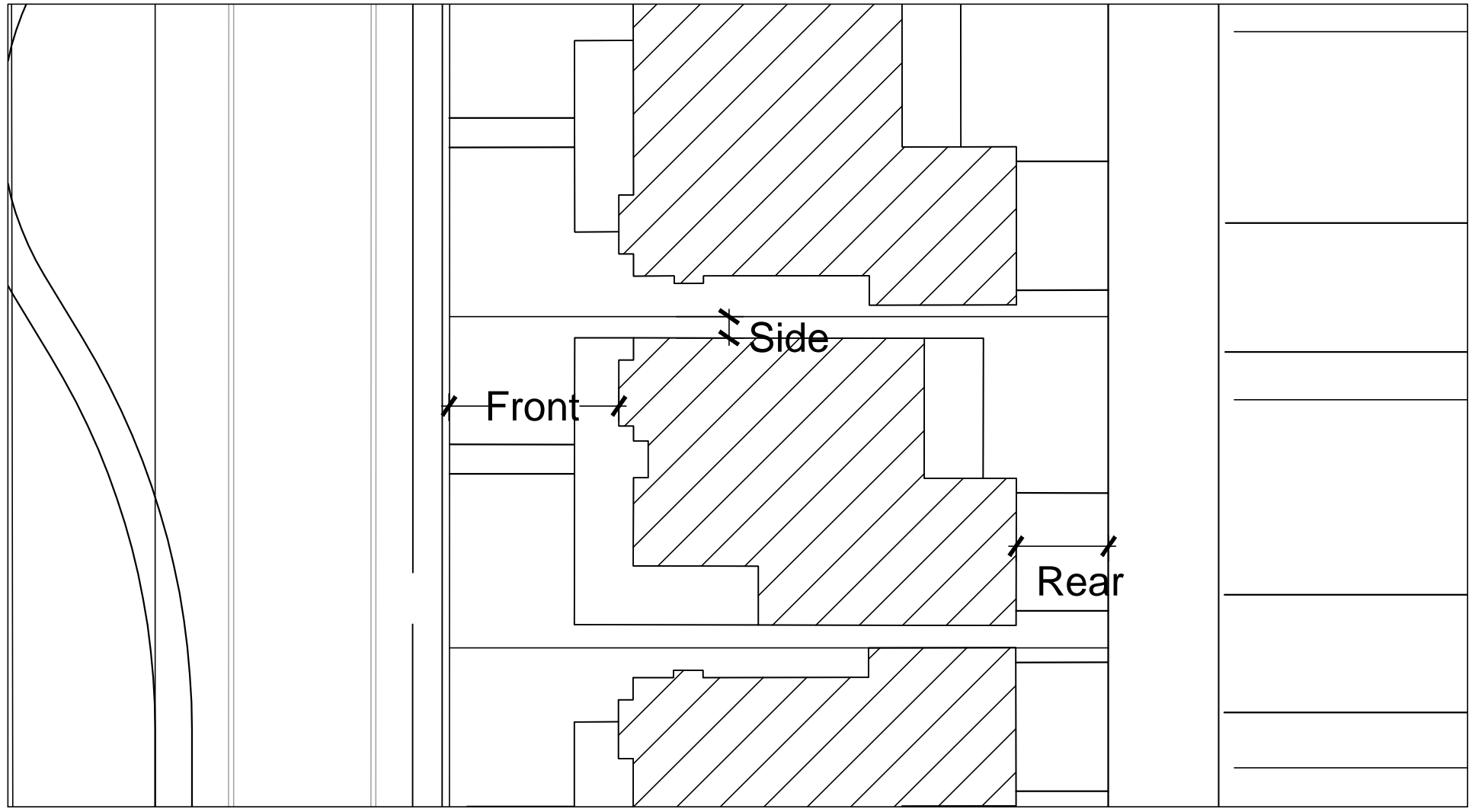


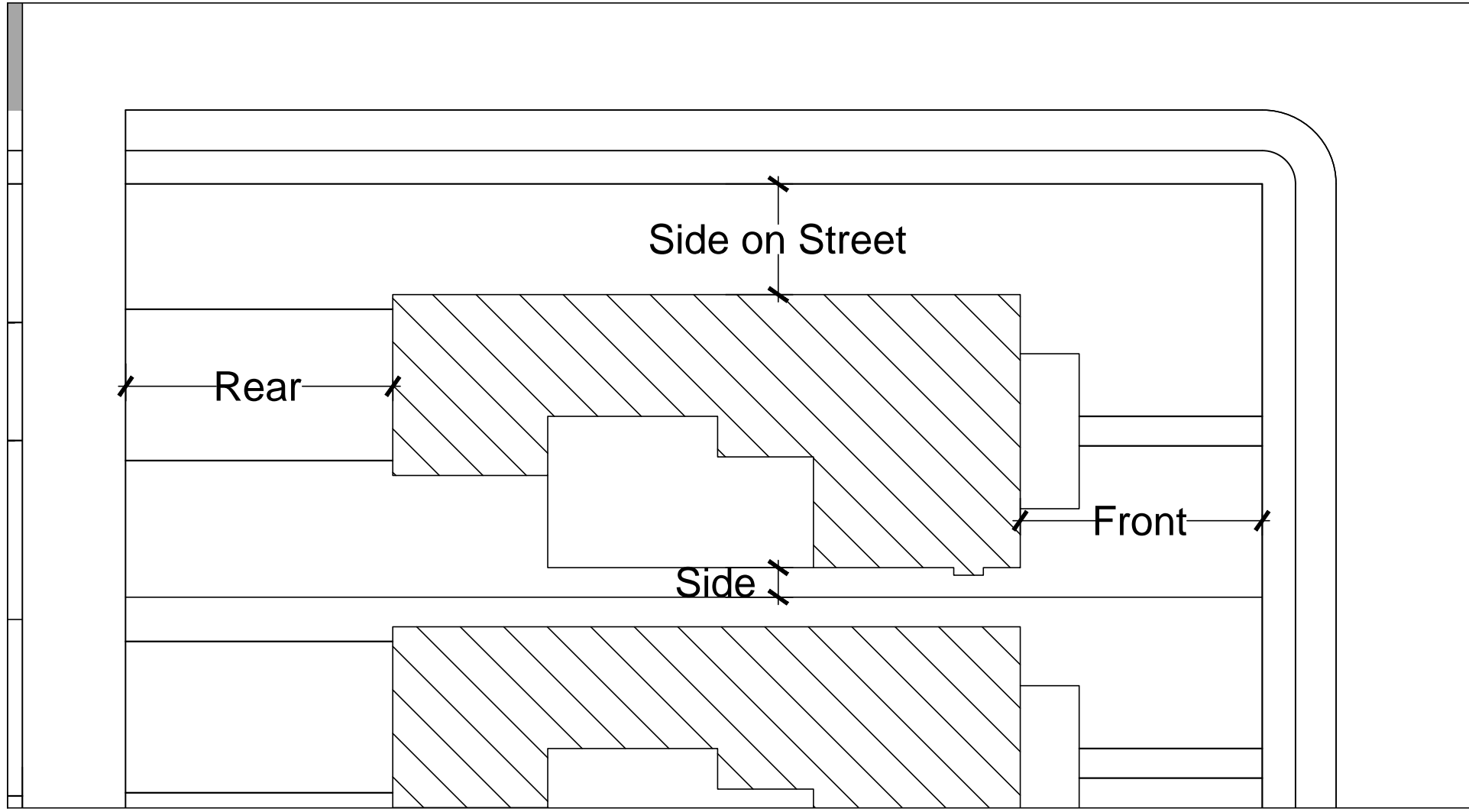
Single Family Corner Lot

- Front setback shall be 25 feet to the primary facade.
- Side setback shall be 4 feet except in the case of garages, which may have no setback.
- On corner lots, the sideyard shall be a minimum of 4 feet.
- Rear yards shall be defined so as to create a contiguous area equal to 15% of the lot.



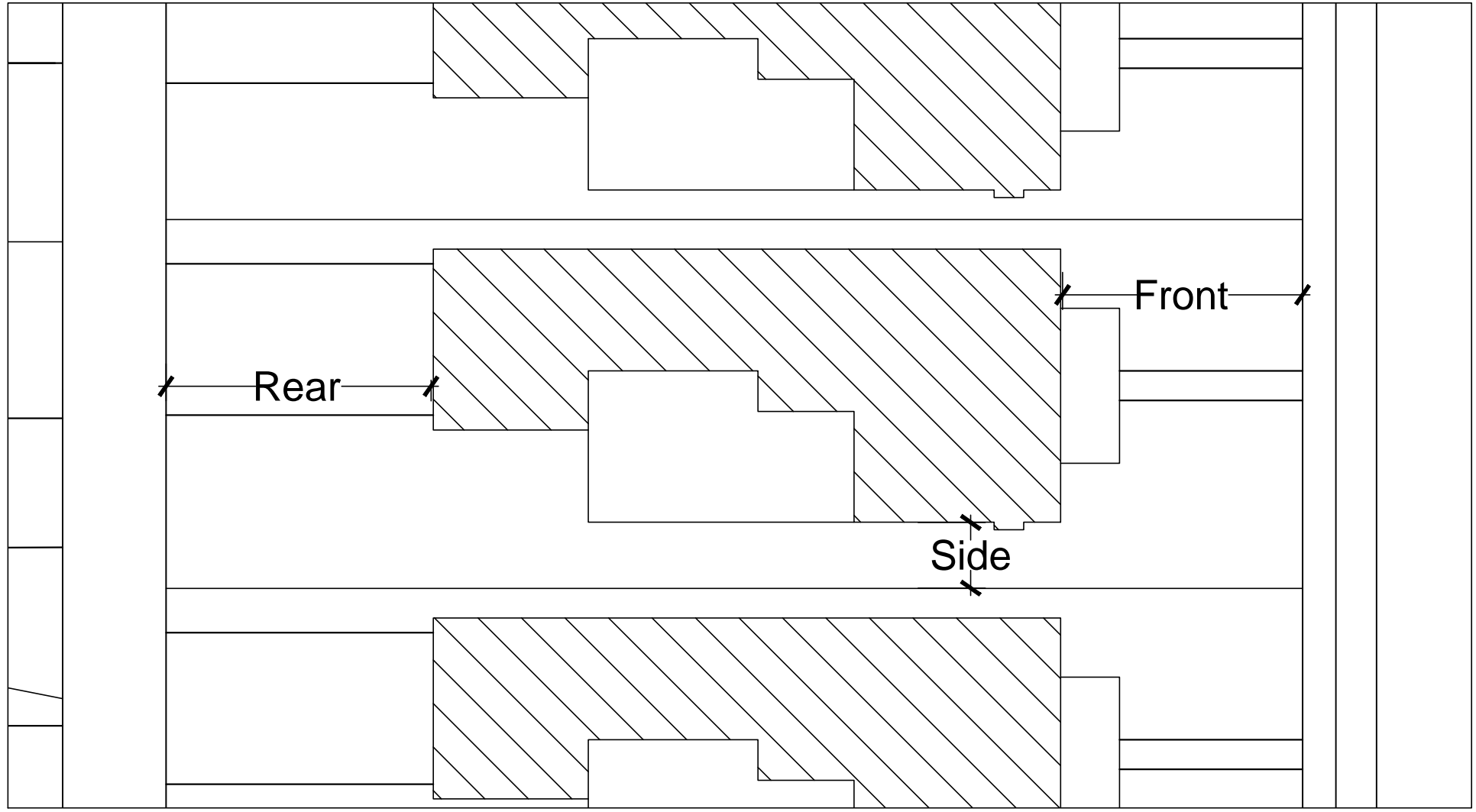
Single Family Lot

- Front setback shall be 25 feet to the primary facade.
- Side setback shall be 4 feet except in the case of garages, which may have no setback.
- Rear yards shall be defined so as to create a contiguous area equal to 15% of the lot.



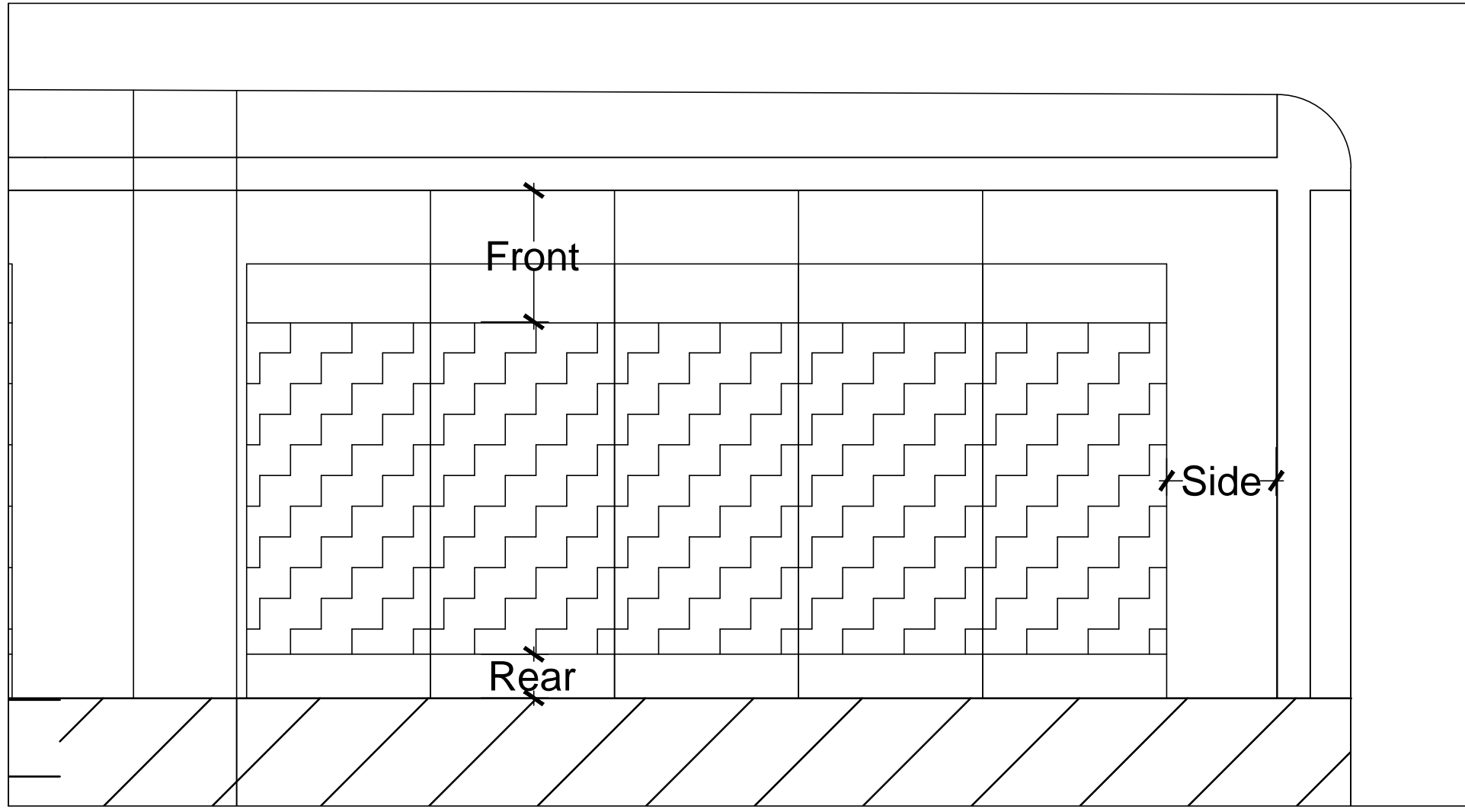
Infill Single Family Corner Lot

- Front setback shall align with the nearest existing single family unit.
- Side setbacks shall be a minimum of 4 feet.
- Rear yards shall exceed 20% of the lot area.
- Garage setbacks shall be 10 feet from the rear property line, where served by a lane.



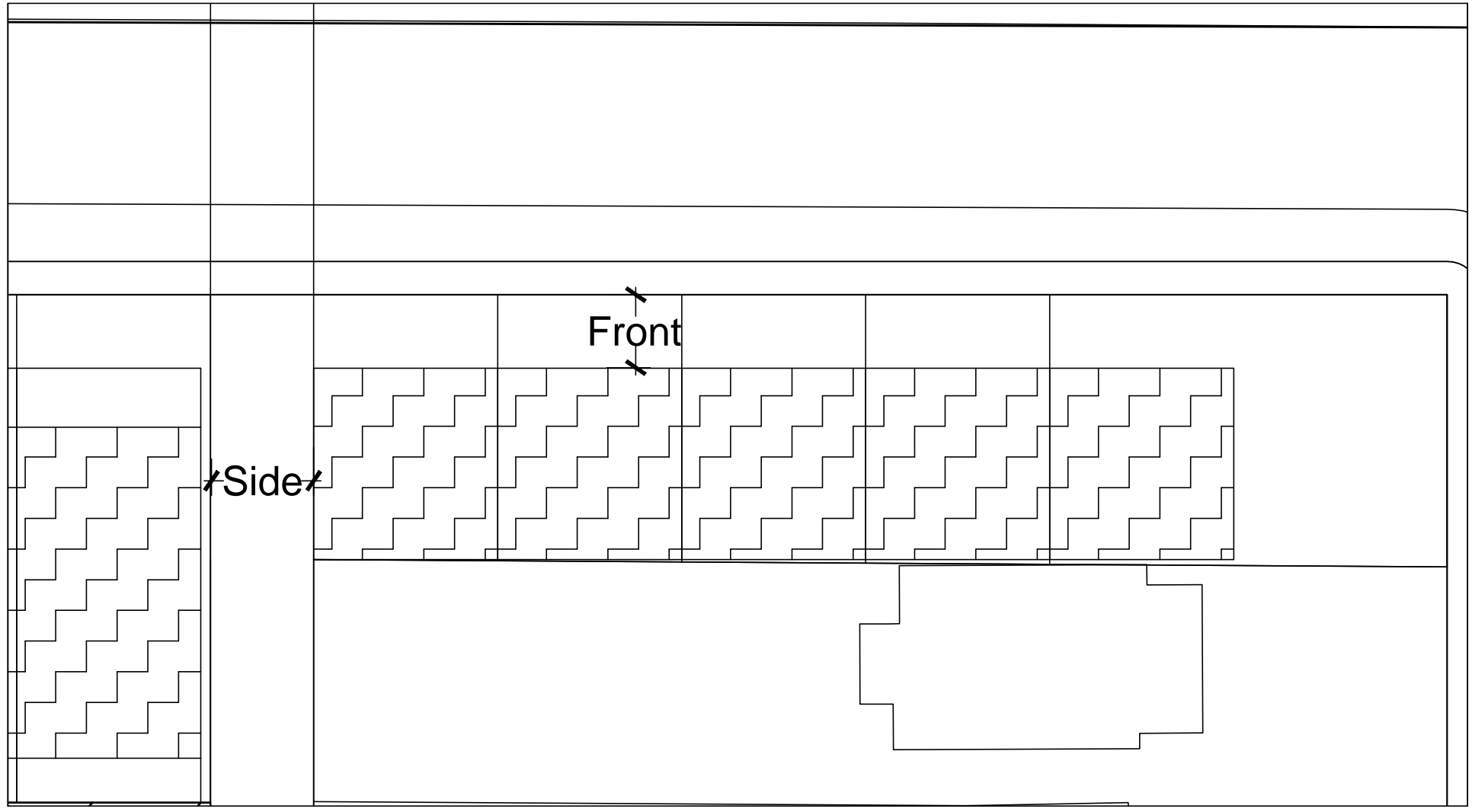
Infill Single Family Lot

- Front setback shall align with the nearest existing single family unit.
- Side setbacks shall be a minimum of 4 feet.
- Rear yards shall exceed 20% of the lot area.
- Garage setbacks shall be 10 feet from the rear property line, where served by a lane.



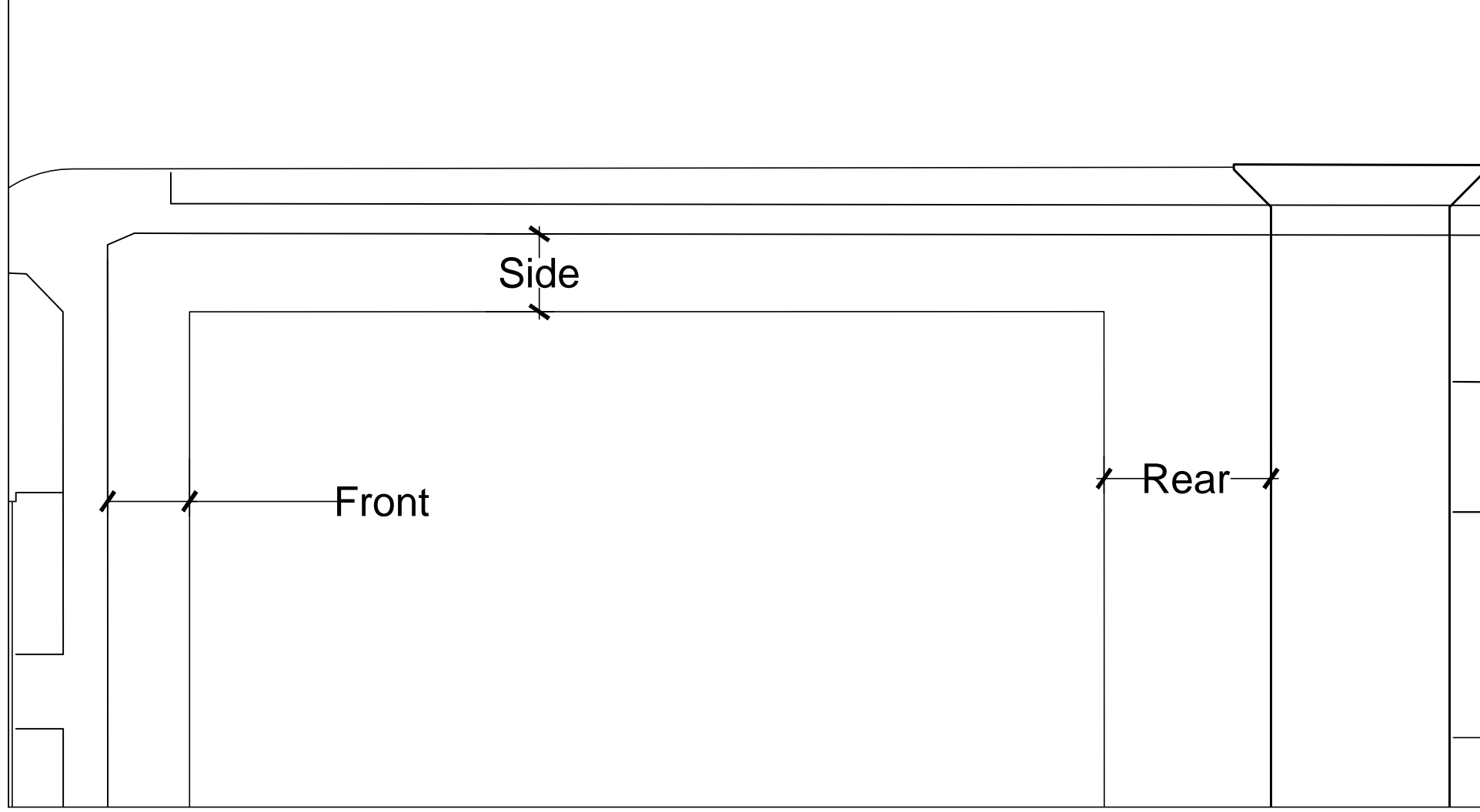
Townhouse

- Front setback shall be 18 feet minimum.
- Side setbacks on townhouse ends shall be 5 feet minimum.
- Rear setbacks shall be 6 feet minimum.



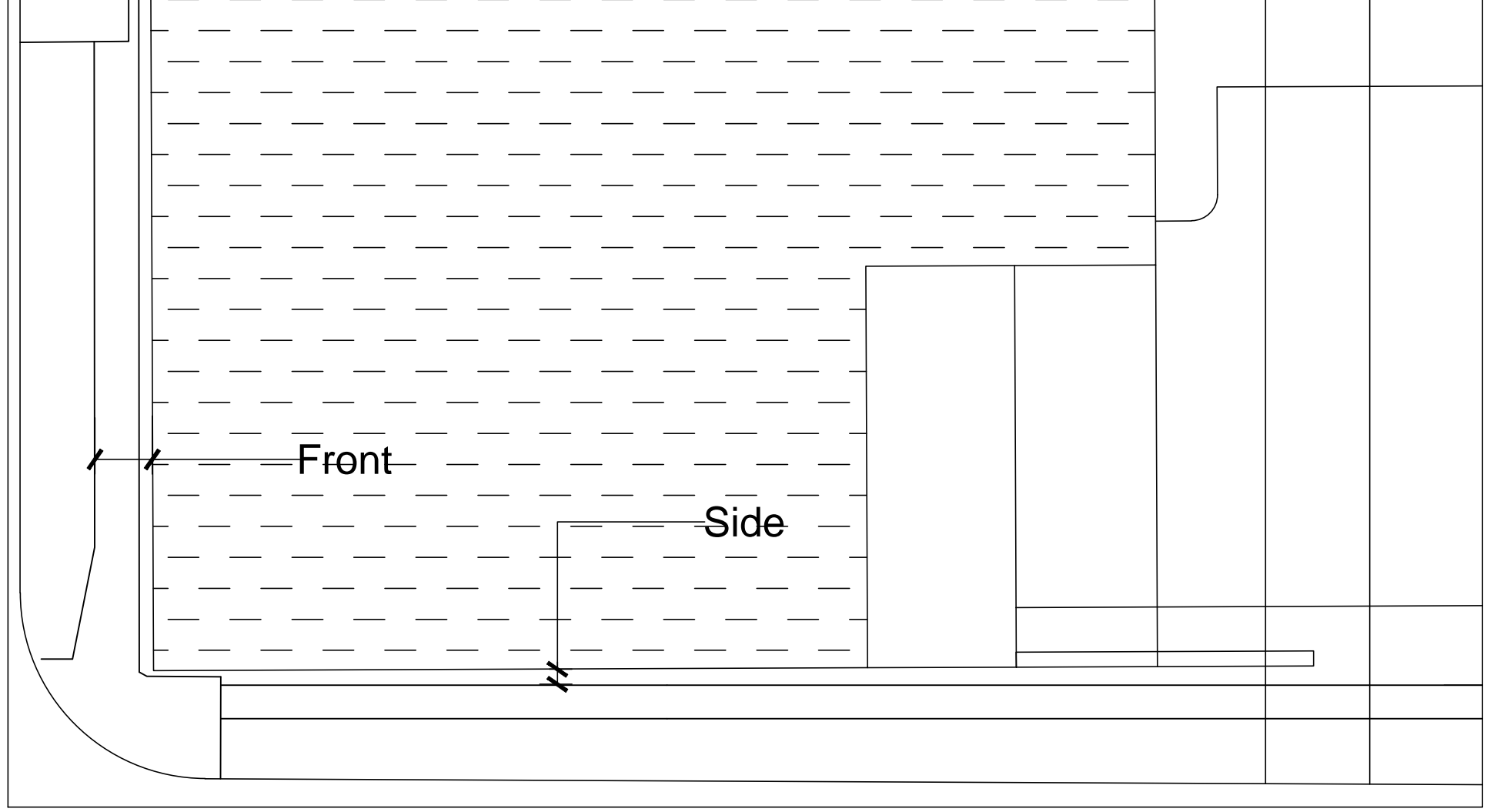
Lateral Townhouse

- Front setback shall be 0 to 10 feet.
- Side setbacks on townhouse ends shall be 5 feet minimum.
- No minimum for rear setback.



Student Housing

- Front setback shall be 10' min.
- Side setback shall be 10' min.
- Rear setback shall be 10' min.



Grocery Store at NW Corner of 27th St. & Troost Ave.

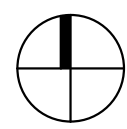
- Front and Side setbacks shall be 0 feet.

NOTES:  
1. BEACON HILL HOTEL SETBACKS ARE SHOWN ON SHEET 12.  
2. BASEMAP IS NOT TO SCALE WITH RESPECT TO SETBACK DISTANCES. CORRECT DISTANCES HAVE BEEN PROVIDED IN THE TEXT BELOW EACH LOT TYPE.

BEACON HILL  
REDEVELOPMENT  
Kansas City, Missouri

SEIDEL/HOLZMAN HNTB  
Master Planner Urban Designer  
Design Architect Landscape Architect

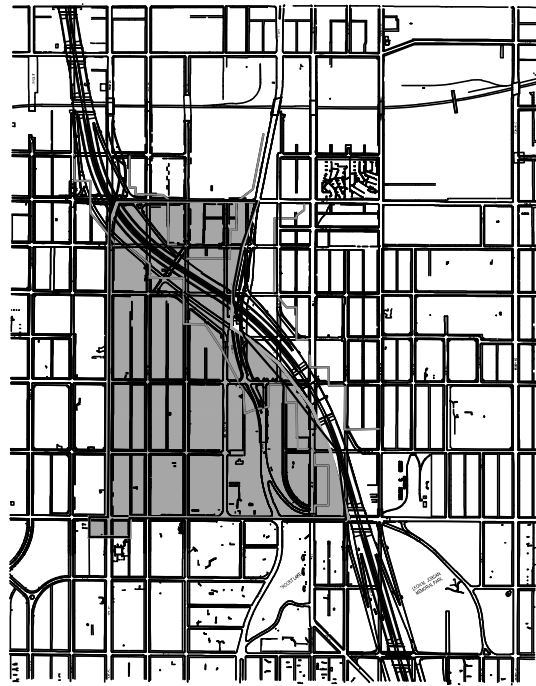
NOT TO SCALE



BEACON HILL NEIGHBORHOOD  
UR REDEVELOPMENT  
SUBMITTAL

TB Taliaferro & Browne, Inc.  
Engineering - Landscape Architecture - Surveying

LOCATION MAP



INDEX OF DRAWINGS

Sheet Number	Sheet Title
UR 1	COVER SHEET
UR 2	2002 EXISTING CONDITIONS LEGAL DESCRIPTION
UR 3	EXISTING AND PROPOSED ZONING SITE PLAN, PHASING PLAN
UR 4	SITE PLAN
UR 5	SETBACKS
UR 6	STREETS AND STREET SECTIONS
UR 7	STORMWATER CONCEPT PLAN
UR 8	LANDSCAPE CONCEPT PLAN
UR 9	LIGHTING AND SIGNAGE CONCEPT PLAN
UR 10	BEACON PARK DEVELOPMENT
UR 11	UMKC STUDENT HOUSING AND GROCERY STORE COMMERCIAL
UR 12	BEACON HILL HOTEL SITE PLAN
UR 13	BEACON HILL HOTEL LANDSCAPE PLAN

UR SET  
TB PROJECT 72-0840  
REVISED  
MAY 20, 2016

SETBACKS  
UR 5