

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



July 6, 2016



# Resolution No. 160482, Ordinance No. 160490



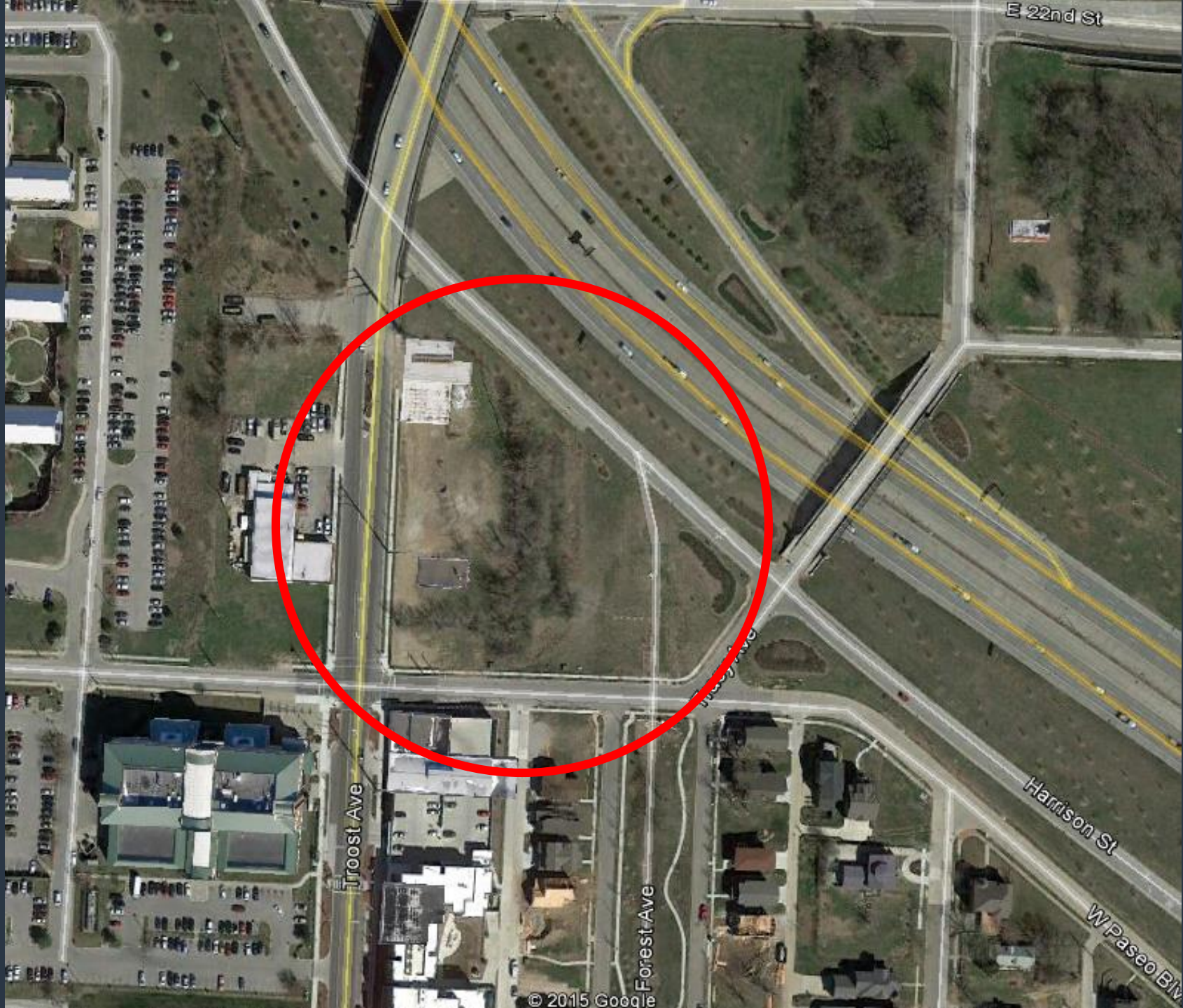
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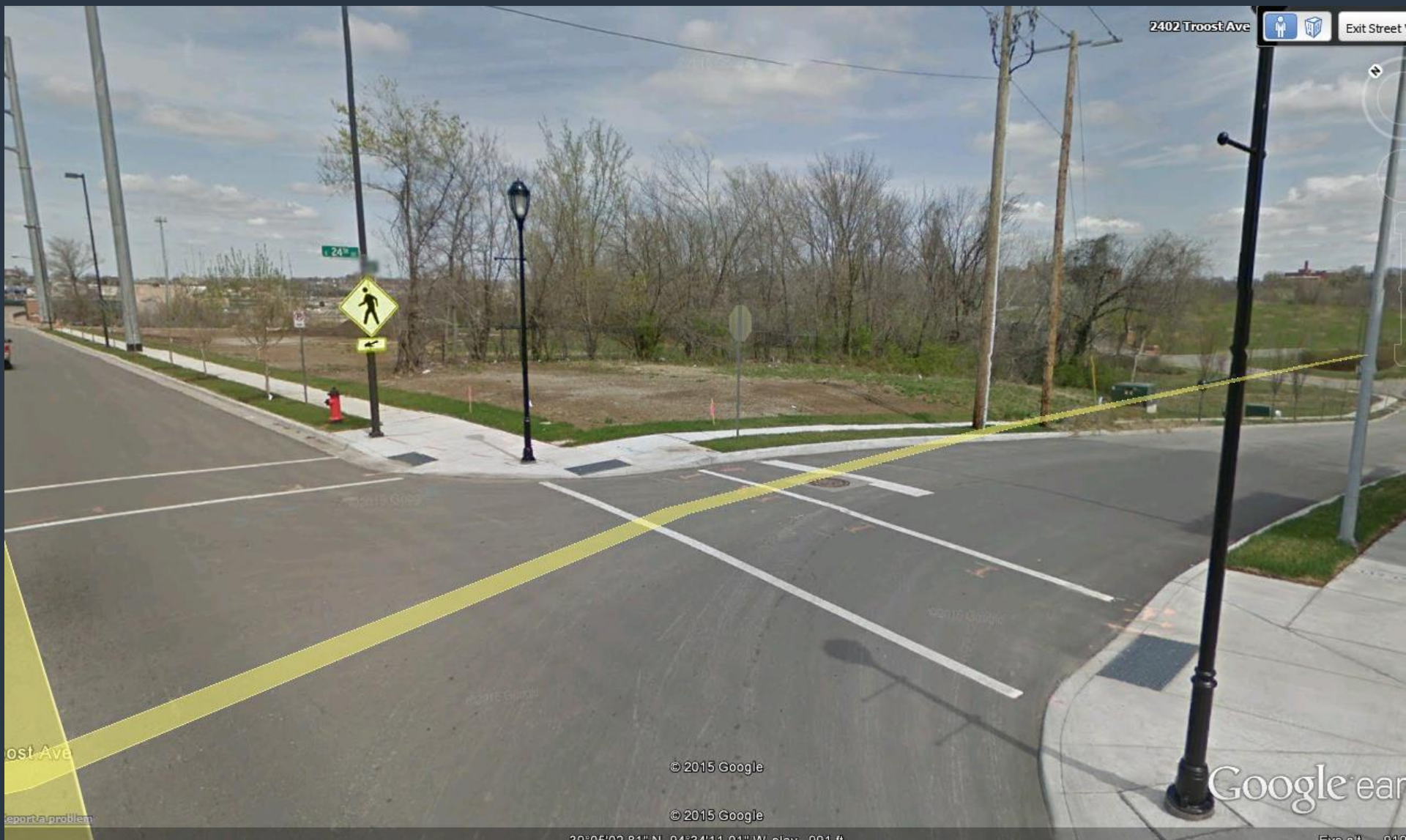


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UMKC Student Housing and  
Parking Garage, View South on  
Troost

Troost Ave

© 2015 Google

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Go





View Southwest at E 24<sup>th</sup> Street and Forest

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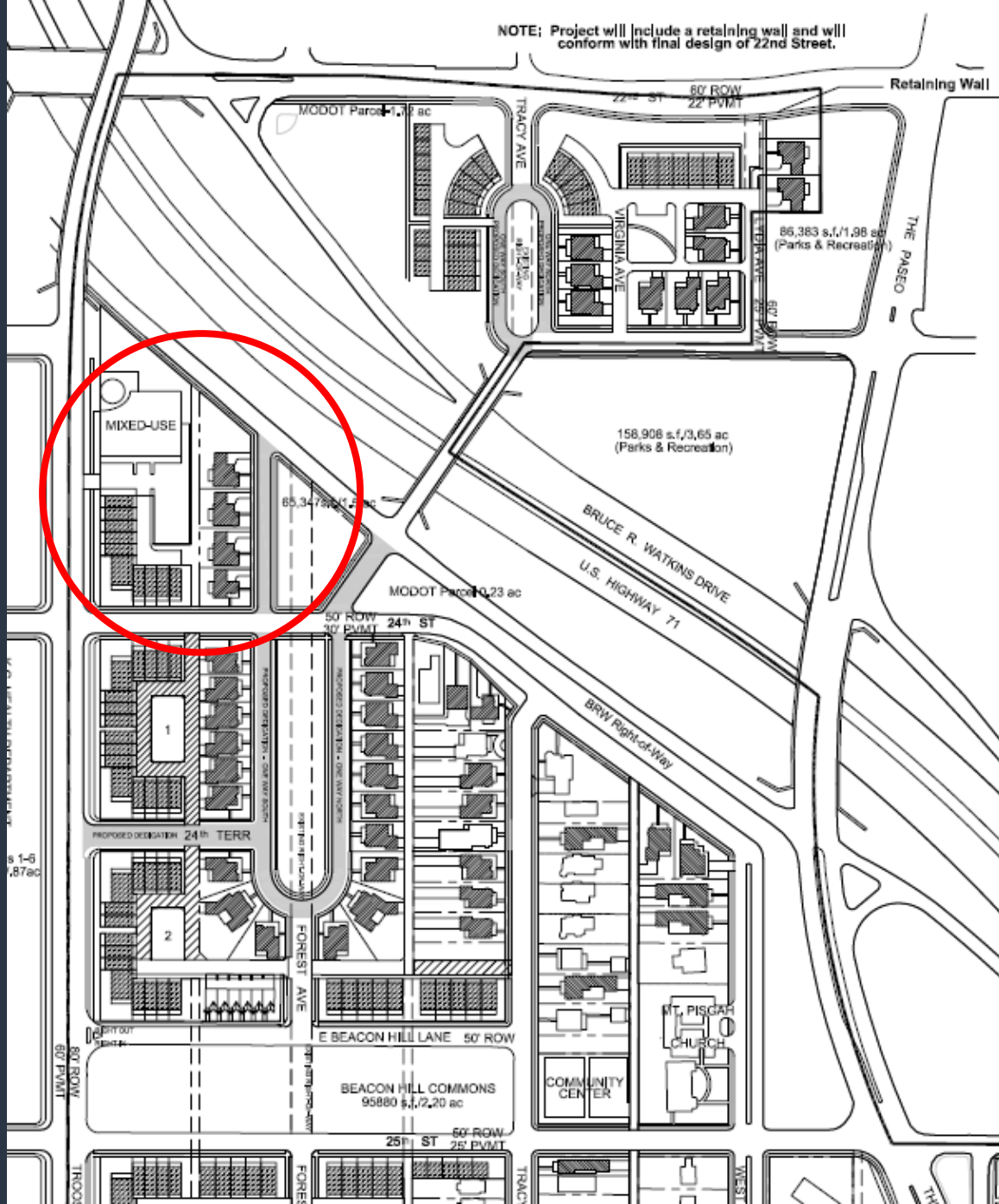


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NOTE: Project will include a retaining wall and will conform with final design of 22nd Street.



#### 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

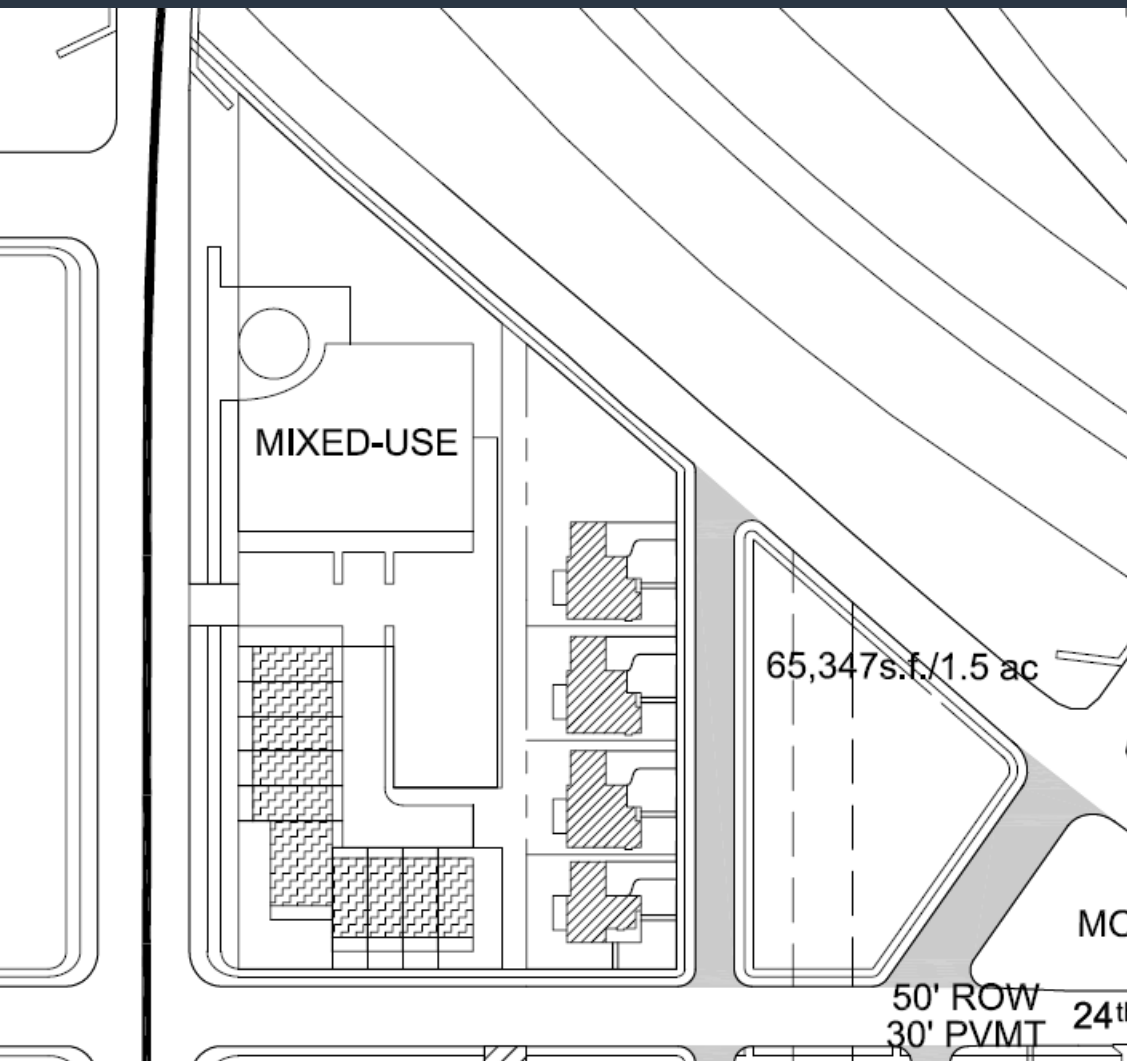
[Pattern]	Proposed Streets
[Pattern]	Proposed Lanes (Alley)
[Pattern]	Vacated R.O.W.
[Pattern]	Existing R.O.W.
[Pattern]	Existing Street
[Pattern]	Private Street

#### 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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### 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'
Churches (2)	existing
Mixed Use Buildings	45,000 s.f. to 65,000 s.f. total

### 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

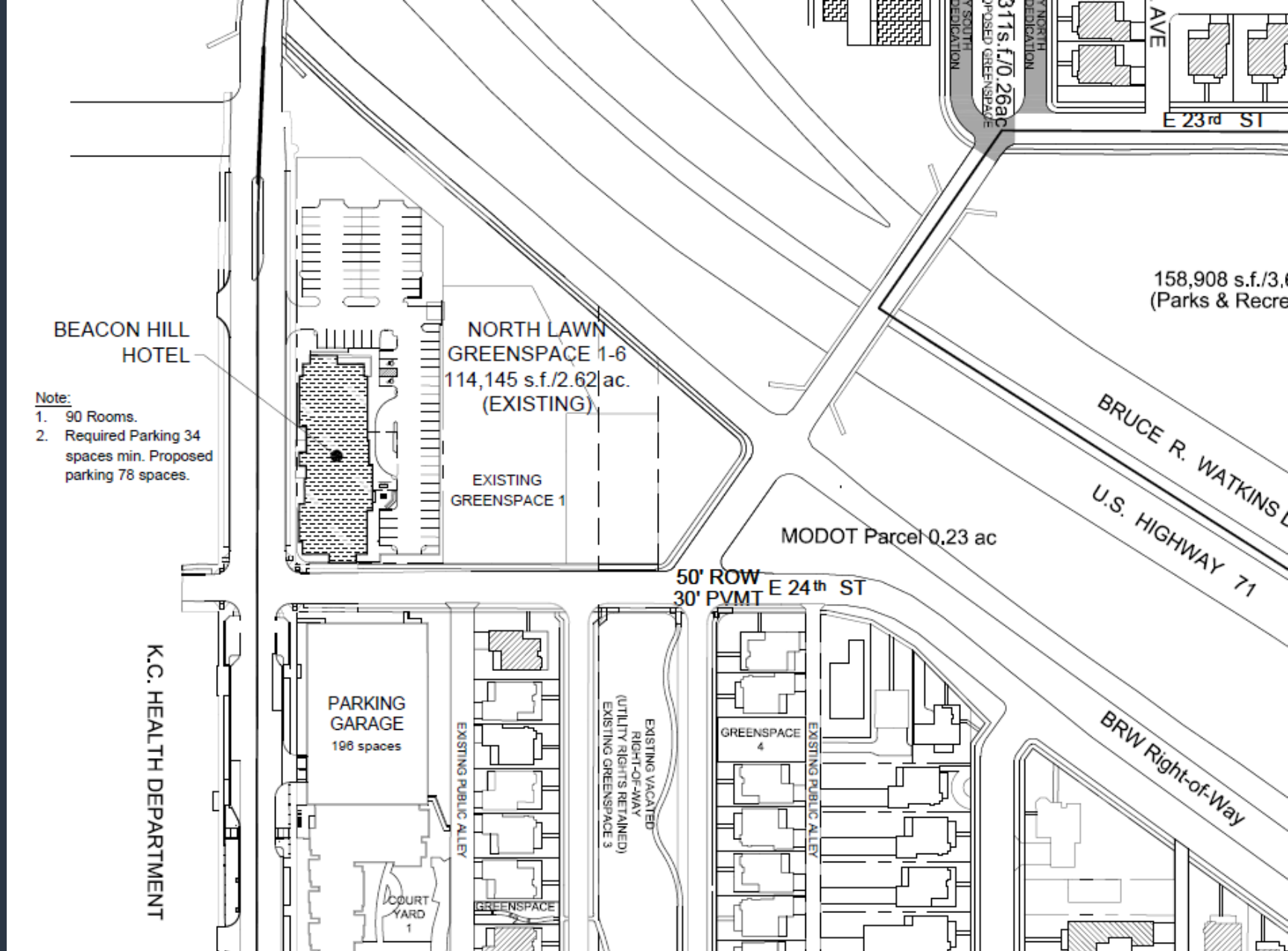
North Lawn (2 Parcels)	65,347 s.f.
South Lawn	77,219s.f.
Courtyards	37,996 s.f.
Beacon Hill Commons	95,880 s.f.
Total	276442 s.f. (6.35 ac)
Required	5.51 ac



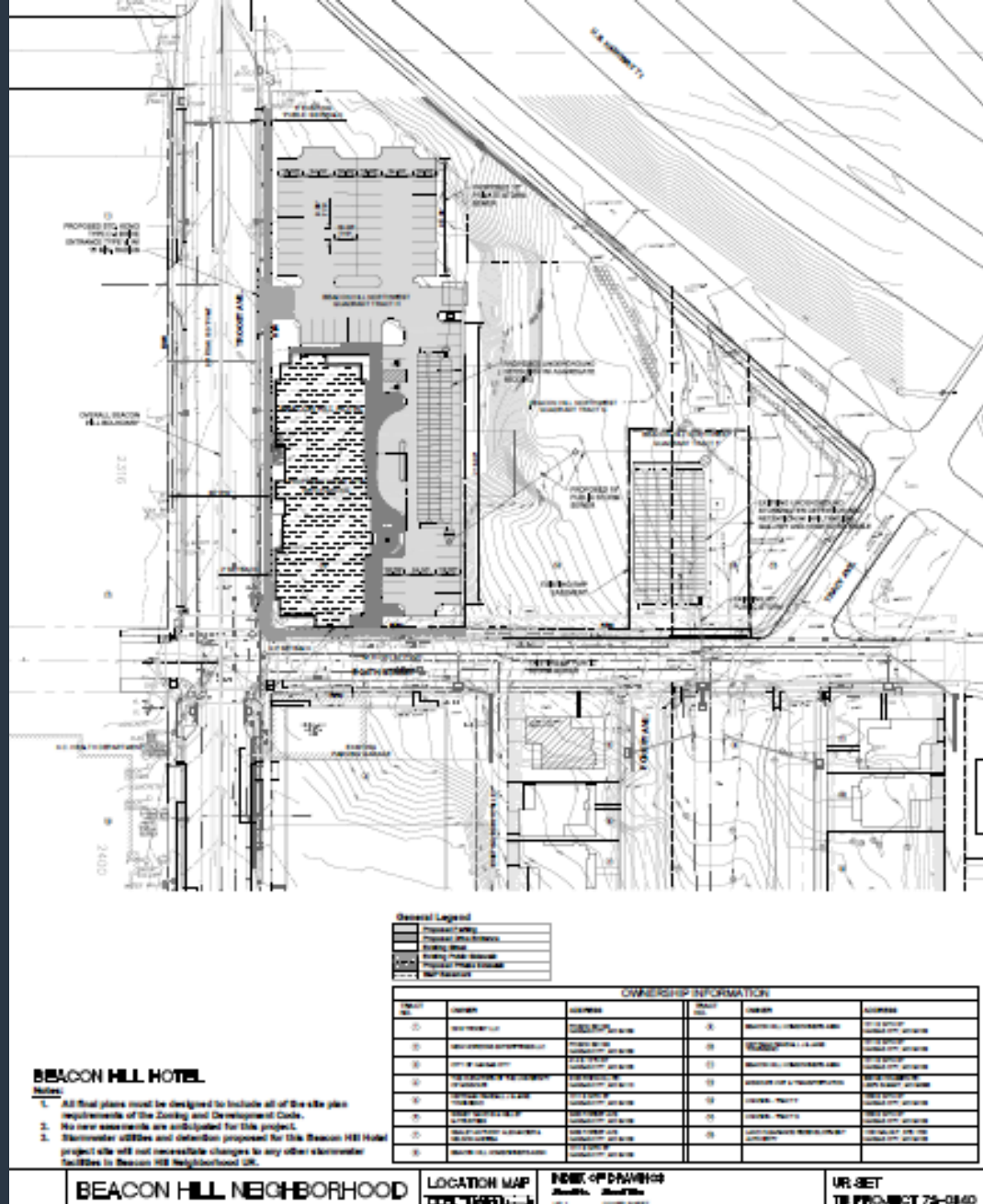
Case Nos. 675-S-6 & 12708-UR-3







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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



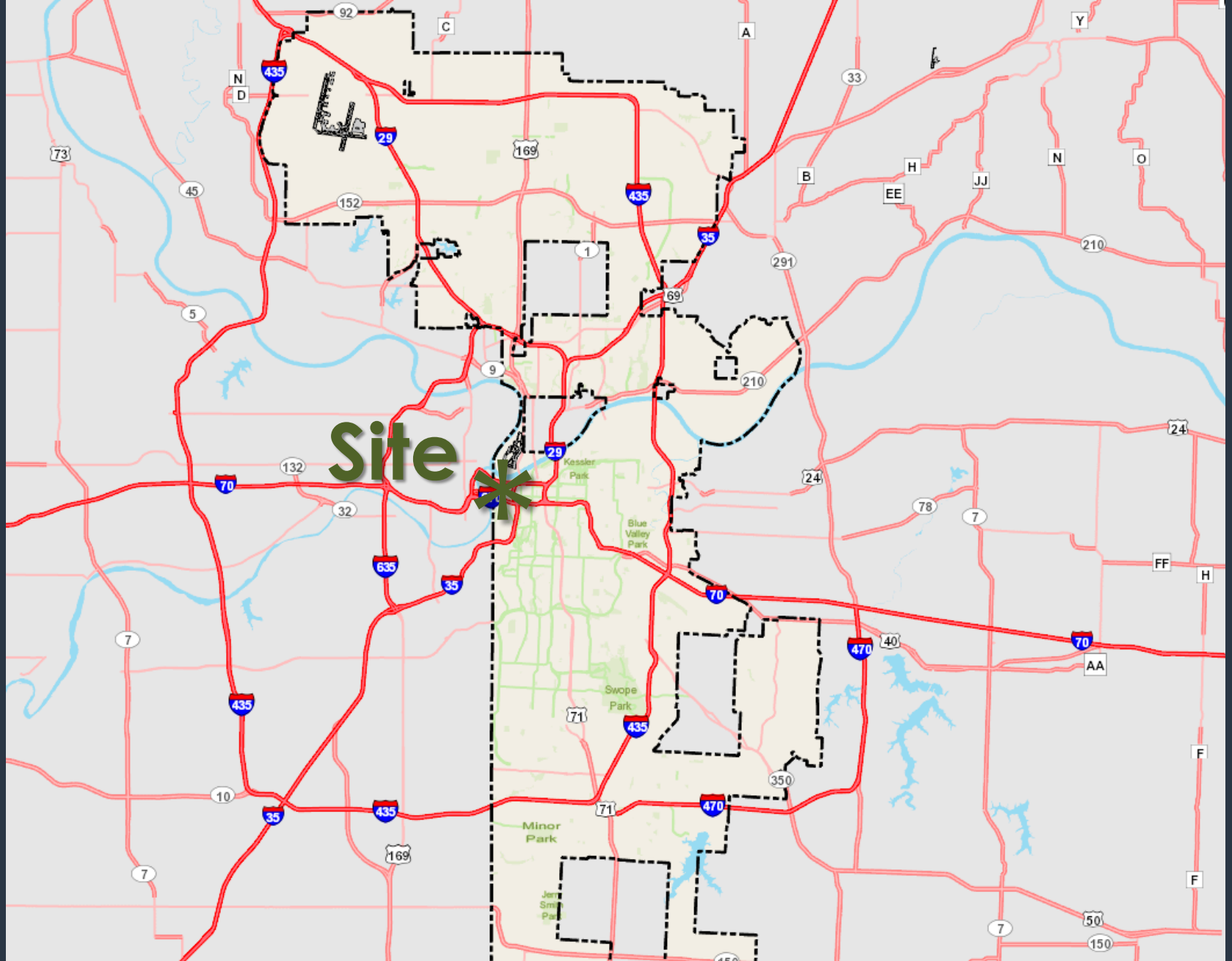
# Ordinance 160489

Case No. 14676-P



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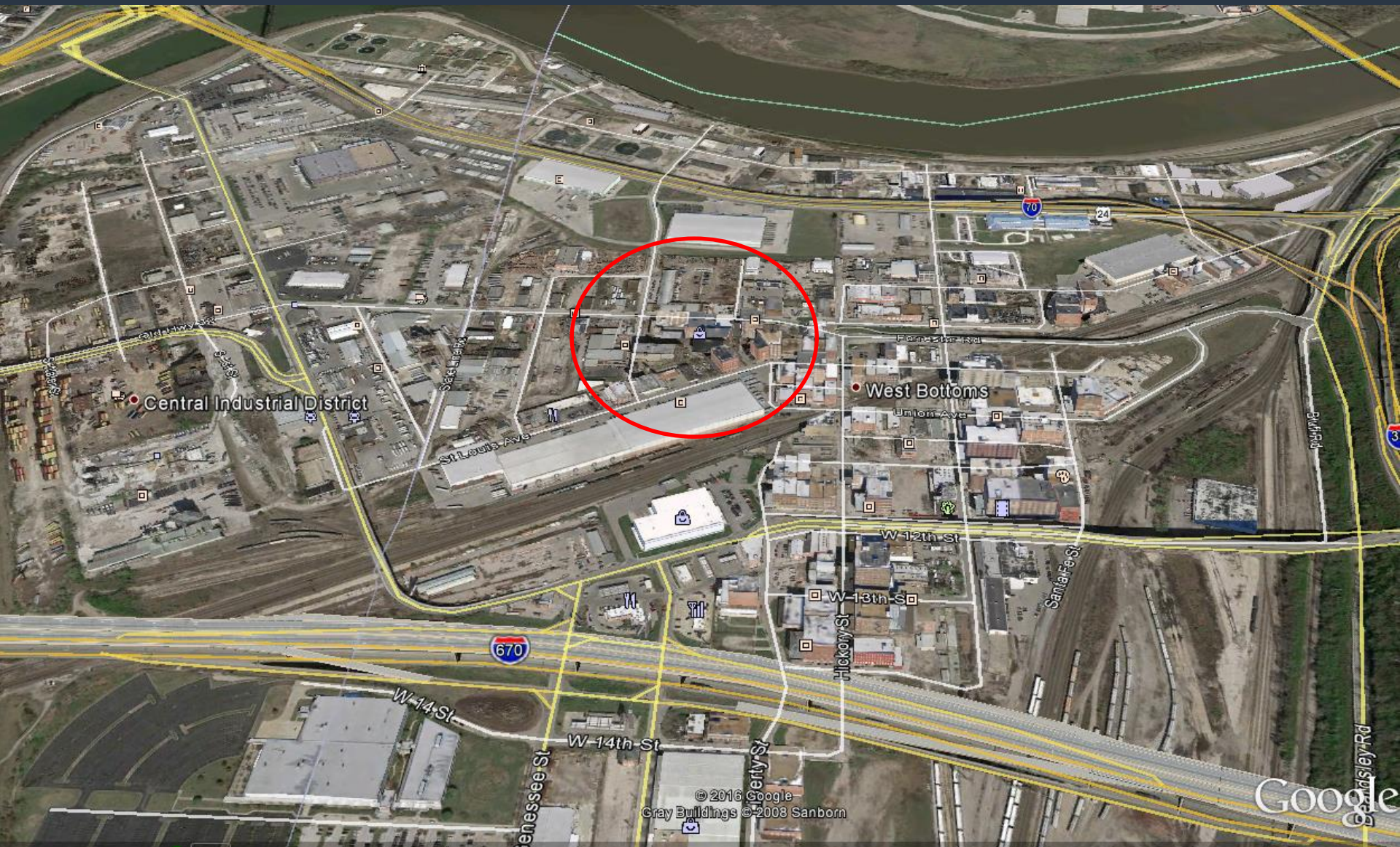


Ordinance 160489



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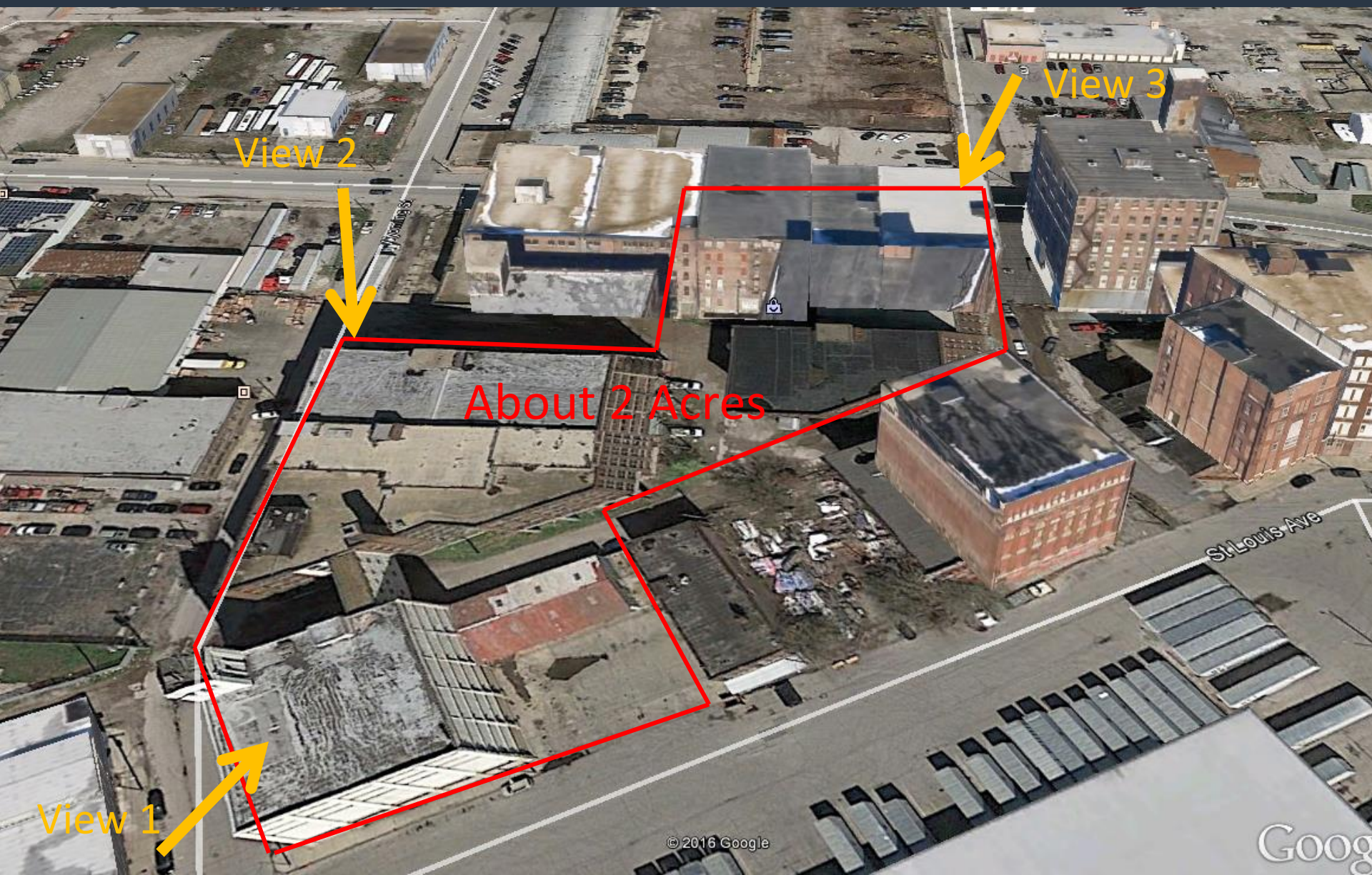




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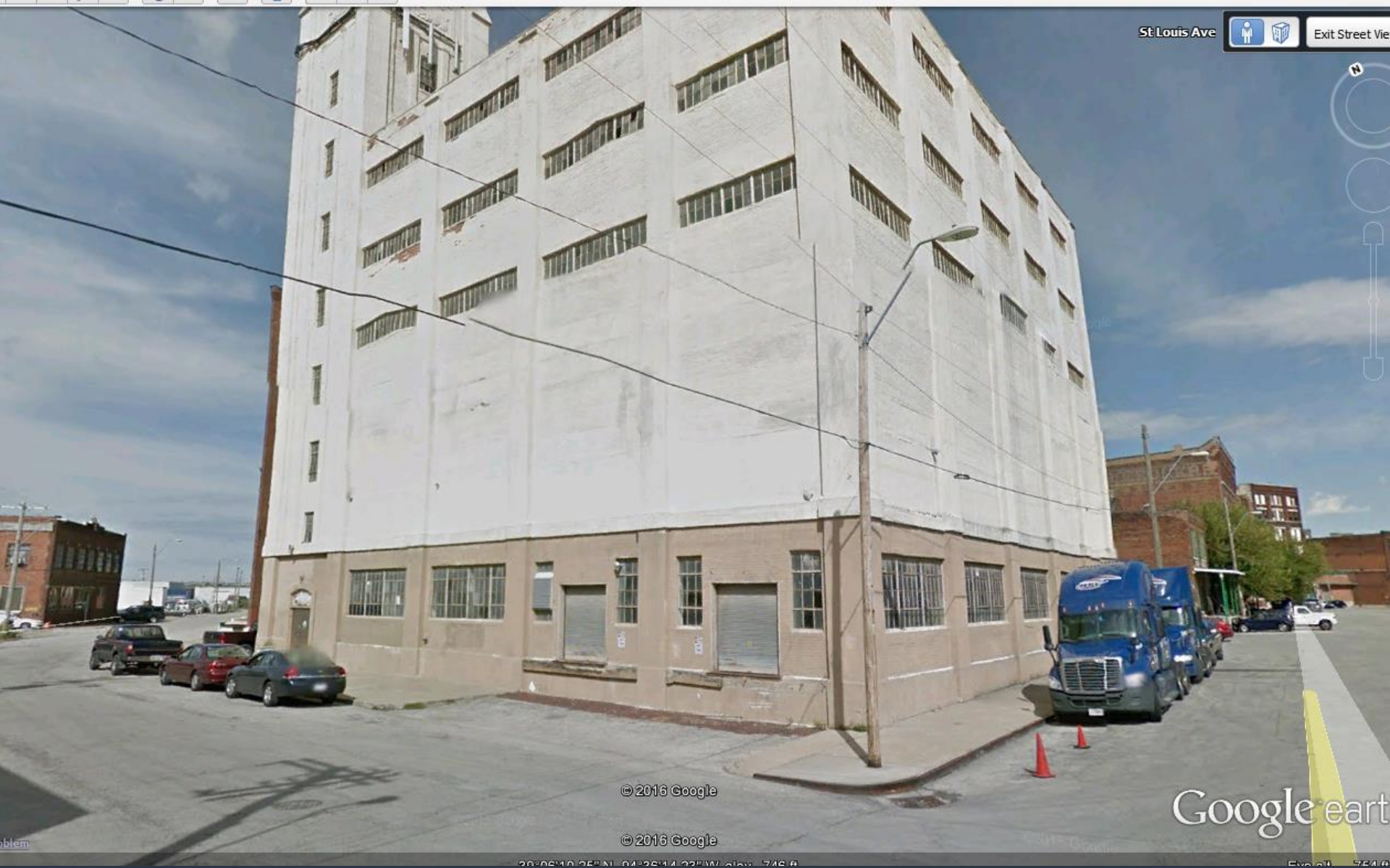




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St Louis Ave



Exit Street View

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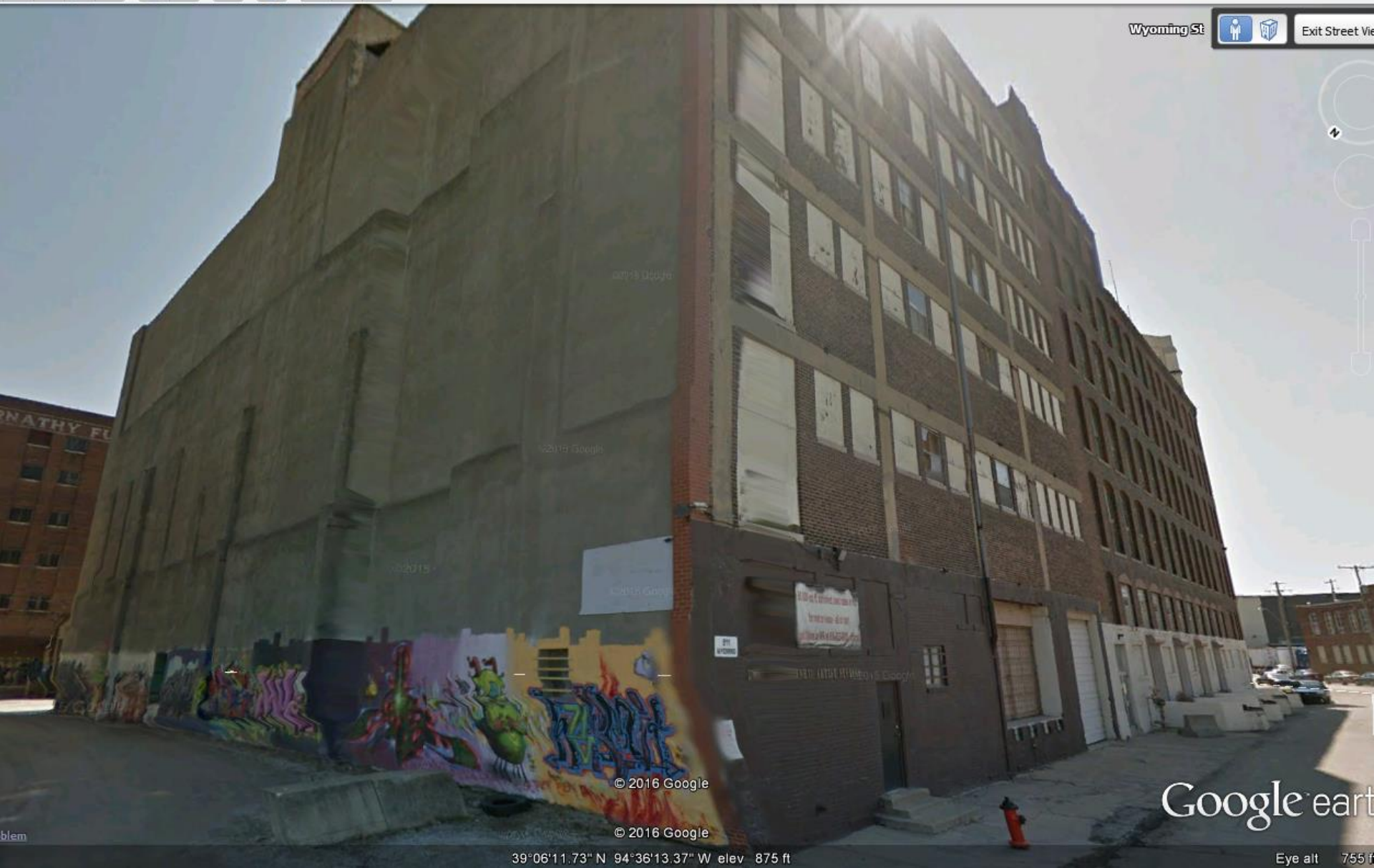
Google earth

38°56'10.35"N 94°25'14.22"W Elev: 746 ft

Elev: 754 ft



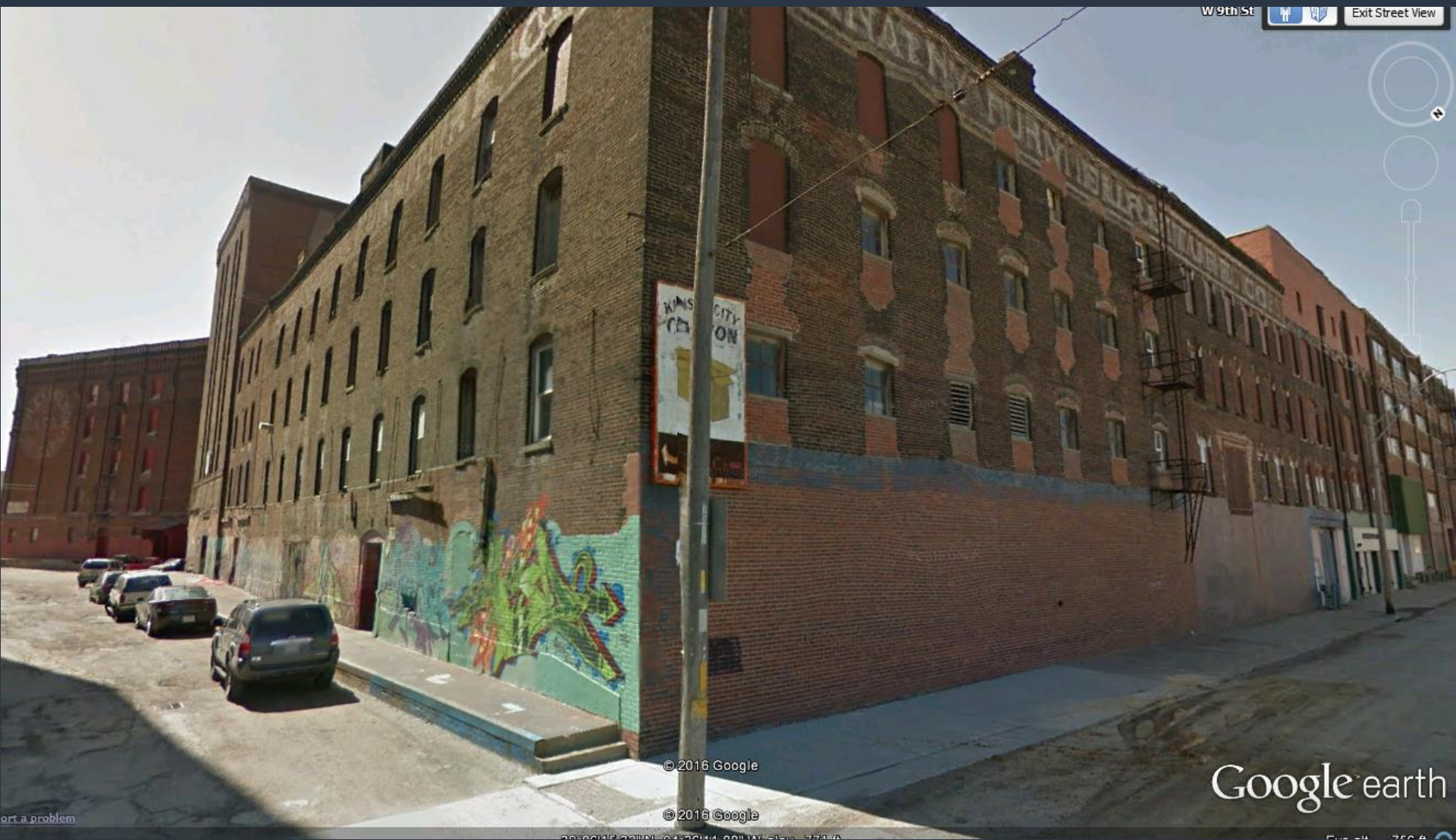
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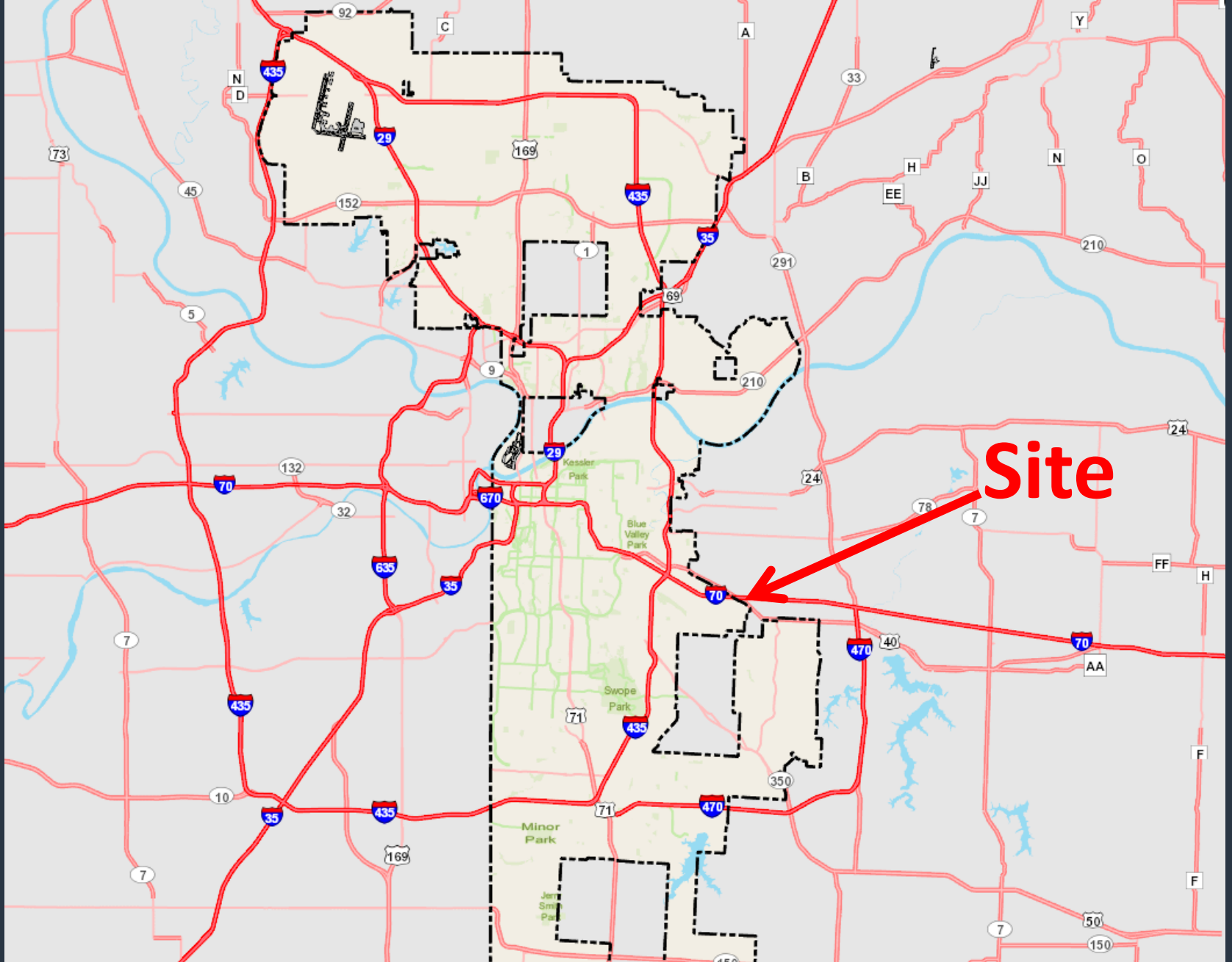
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## Case No. 12884-UR-2



July 6, 2016

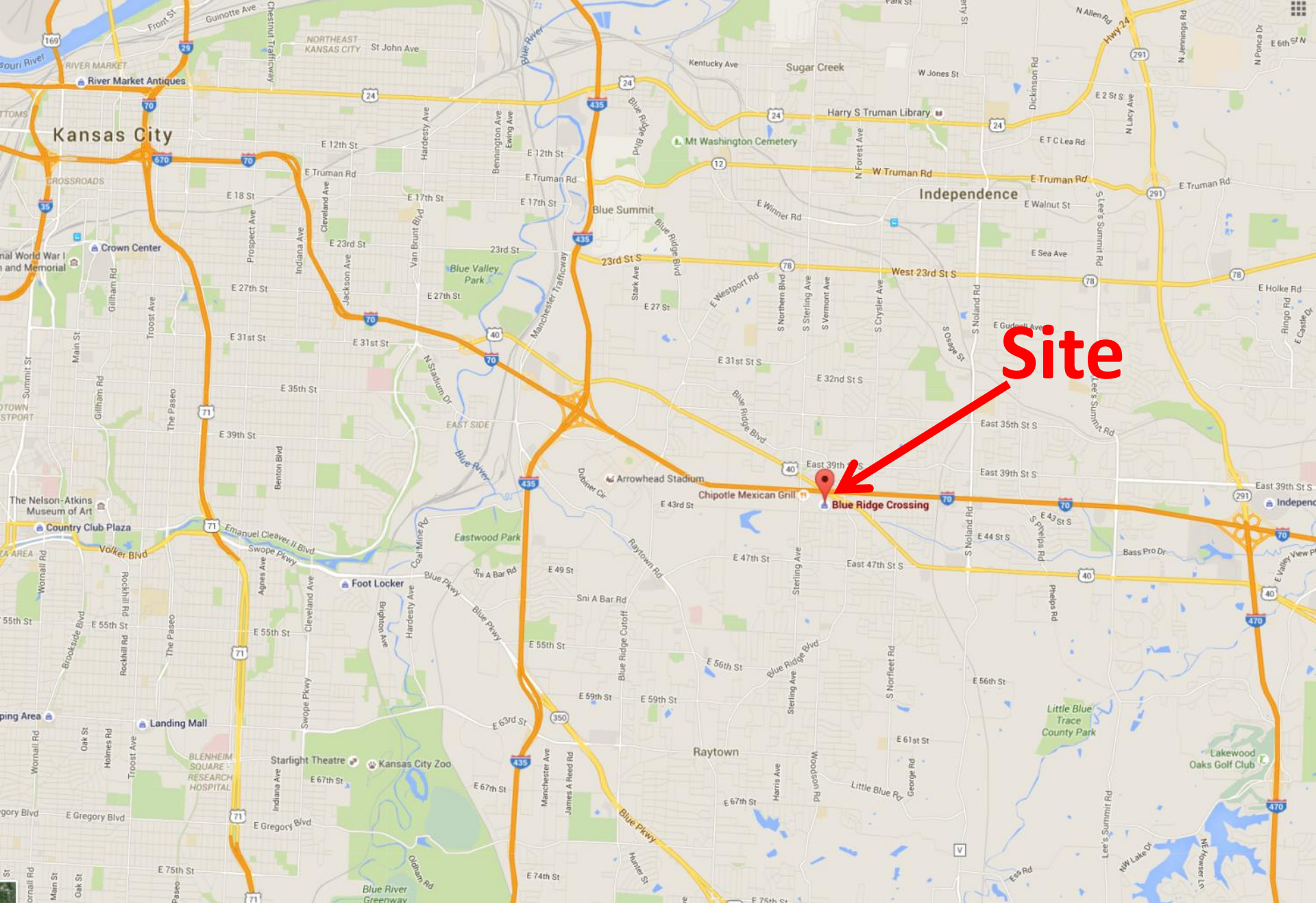




**Site**



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Site



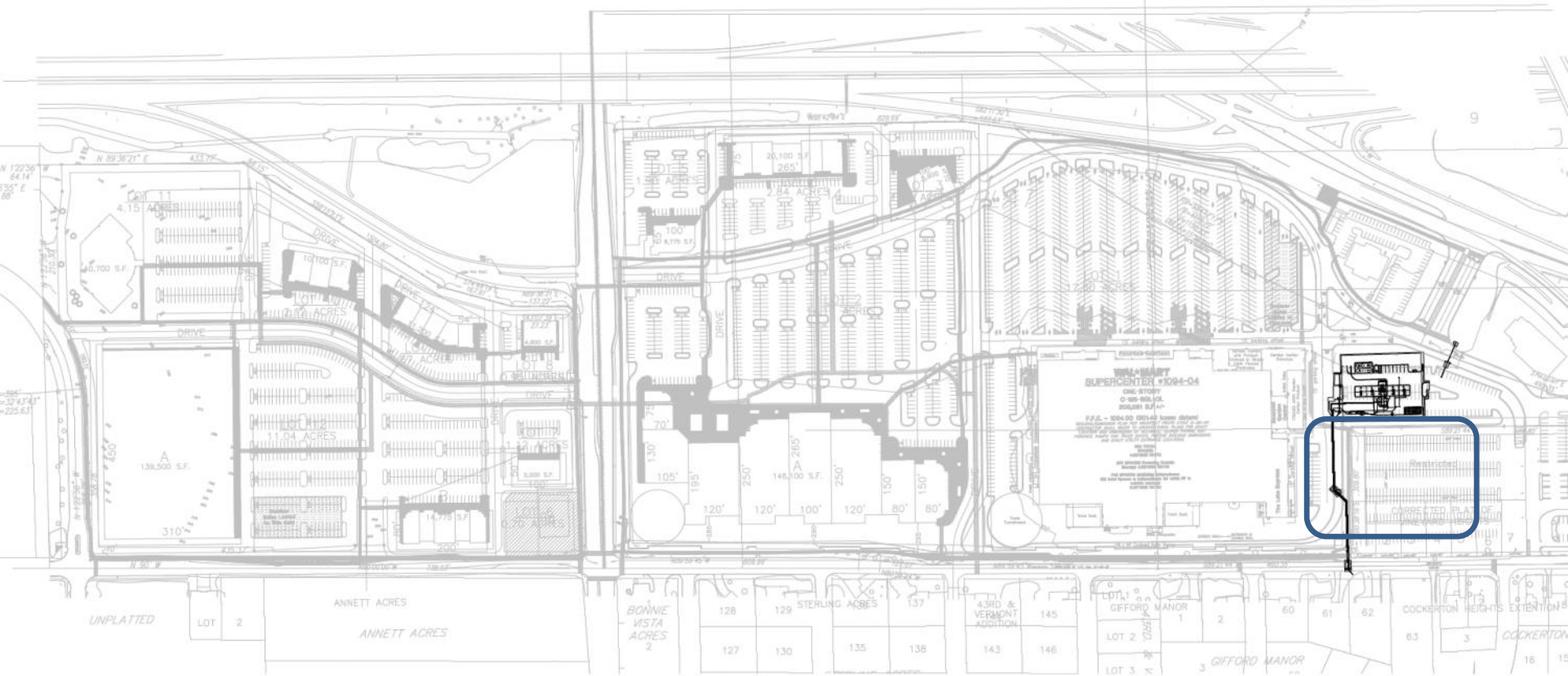
KCMO

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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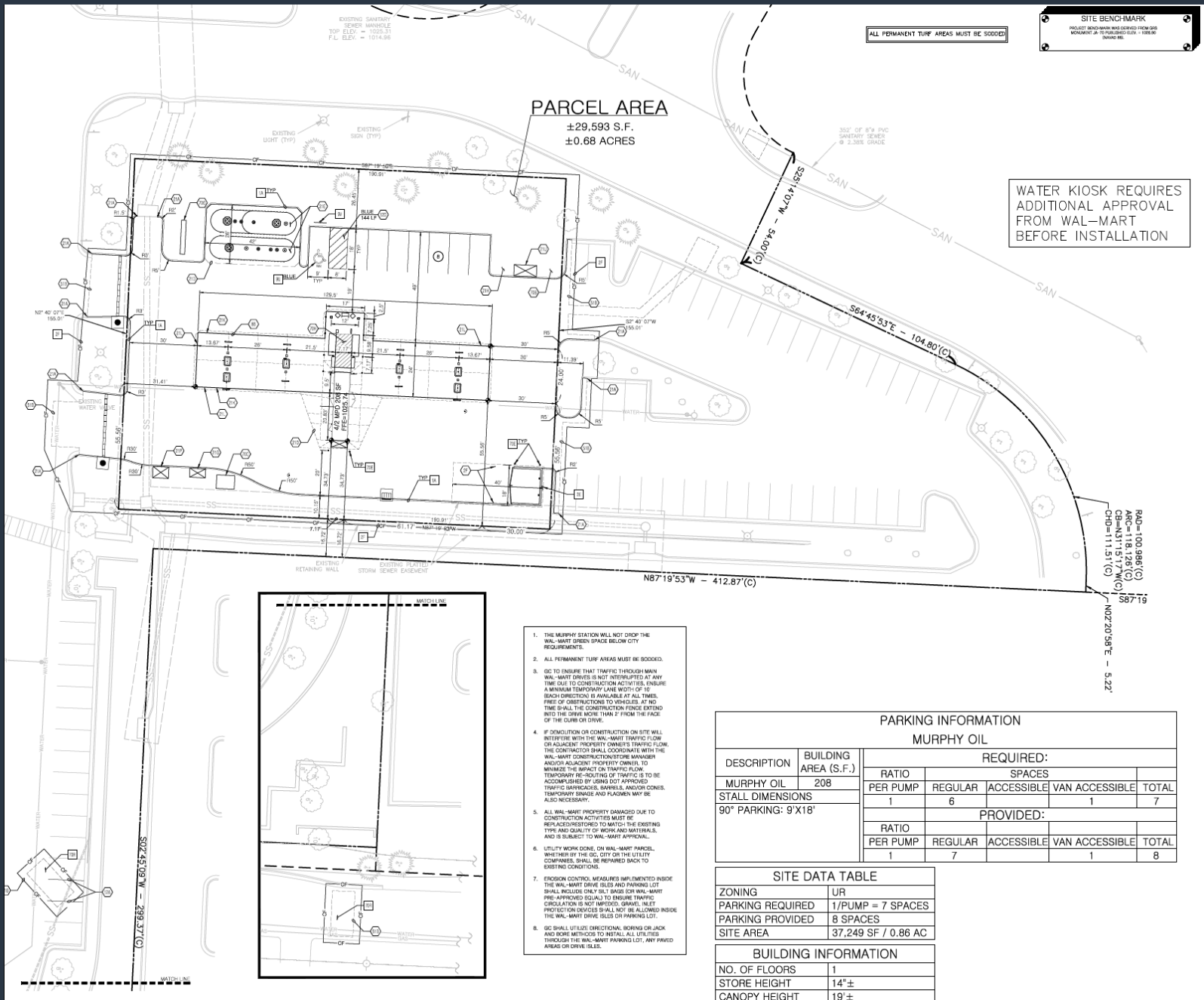








# Ordinance No. 160491



1. THE MURPHY STATION WILL NOT DROP THE WAL-MART GREEN SPACE BELOW CITY REQUIREMENTS.
2. ALL PERMANENT TURF AREAS MUST BE SOODED.
3. GC TO ENSURE THAT TRAFFIC THROUGH MAIN WAL-MART DRIVE IS NOT INTERRUPTED AT ANY TIME DUE TO CONSTRUCTION ACTIVITIES. ENSURE A MINIMUM TEMPORARY LANE WIDTH OF 18' EACH DIRECTION IS AVAILABLE AT ALL TIMES. FREE OF OBSTRUCTIONS TO VEHICLES. AT NO TIME SHALL THE CONSTRUCTION FENCE EXTEND INTO THE DRIVE MORE THAN 2' FROM THE FACE OF THE CURB OR DRIVE.
4. IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE WAL-MART TRAFFIC FLOW OR ADJACENT PROPERTY OWNERS TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH THE WAL-MART CONSTRUCTION SUPERVISOR AND/OR ADJACENT PROPERTY OWNER TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING LOT APPROVED TRAFFIC BARRICADES, BARRIERS, AND/OR CONES. TEMPORARY SIGNS AND FLAGMEN MAY BE ALSO NECESSARY.
5. ALL WAL-MART PROPERTY DAMAGED DUE TO CONSTRUCTION ACTIVITIES MUST BE REPLACED/RESTORED TO MATCH THE EXISTING TYPE AND QUALITY OF WORK AND MATERIALS, AND IS SUBJECT TO WAL-MART APPROVAL.
6. UTILITY WORK DONE ON WAL-MART PARCEL, WHETHER BY THE GC, CITY OR THE UTILITY COMPANIES, SHALL BE REPAIRED BACK TO EXISTING CONDITIONS.
7. EROSION CONTROL MEASURES IMPLEMENTED INSIDE THE WAL-MART DRIVE ISLES AND PARKING LOT SHALL INCLUDE ONLY 18" BARS FOR WAL-MART PRE-APPROVED EQUAL TO ENSURE TRAFFIC CIRCULATION IS NOT IMPAIRED. GRAVEL INLET PROTECTION DEVICES SHALL NOT BE ALLOWED INSIDE THE WAL-MART DRIVE ISLES OR PARKING LOT.
8. GC SHALL UTILIZE DIRECTIONAL BORING OR JACK AND BORE METHODS TO INSTALL ALL UTILITIES THROUGHOUT THE WAL-MART PARKING LOT, ANY PAVED AREAS OR DRIVE ISLES.

PARKING INFORMATION				
MURPHY OIL				
REQUIRED:				
RATIO	SPACES			
PER PUMP	REGULAR	ACCESSIBLE	VAN ACCESSIBLE	TOTAL
1	6		1	7
PROVIDED:				
RATIO				
PER PUMP	REGULAR	ACCESSIBLE	VAN ACCESSIBLE	TOTAL
1	7		1	8

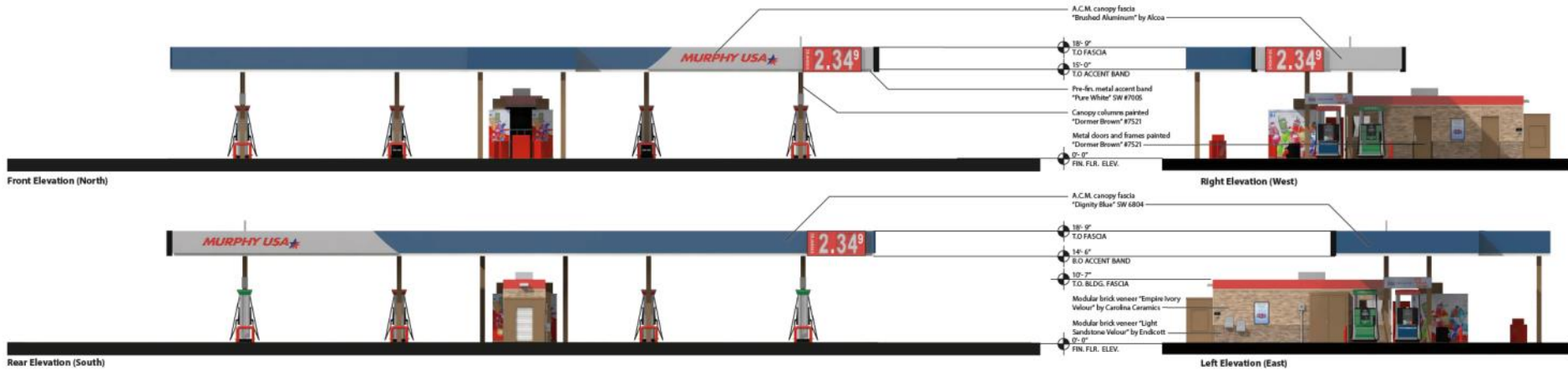
SITE DATA TABLE	
ZONING	UR
PARKING REQUIRED	1/PUMP = 7 SPACES
PARKING PROVIDED	8 SPACES
SITE AREA	37,249 SF / 0.86 AC

BUILDING INFORMATION	
NO. OF FLOORS	1
STORE HEIGHT	14'±
CANOPY HEIGHT	19'±



Ordinance No. 160491





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



Ordinance No. 160491



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