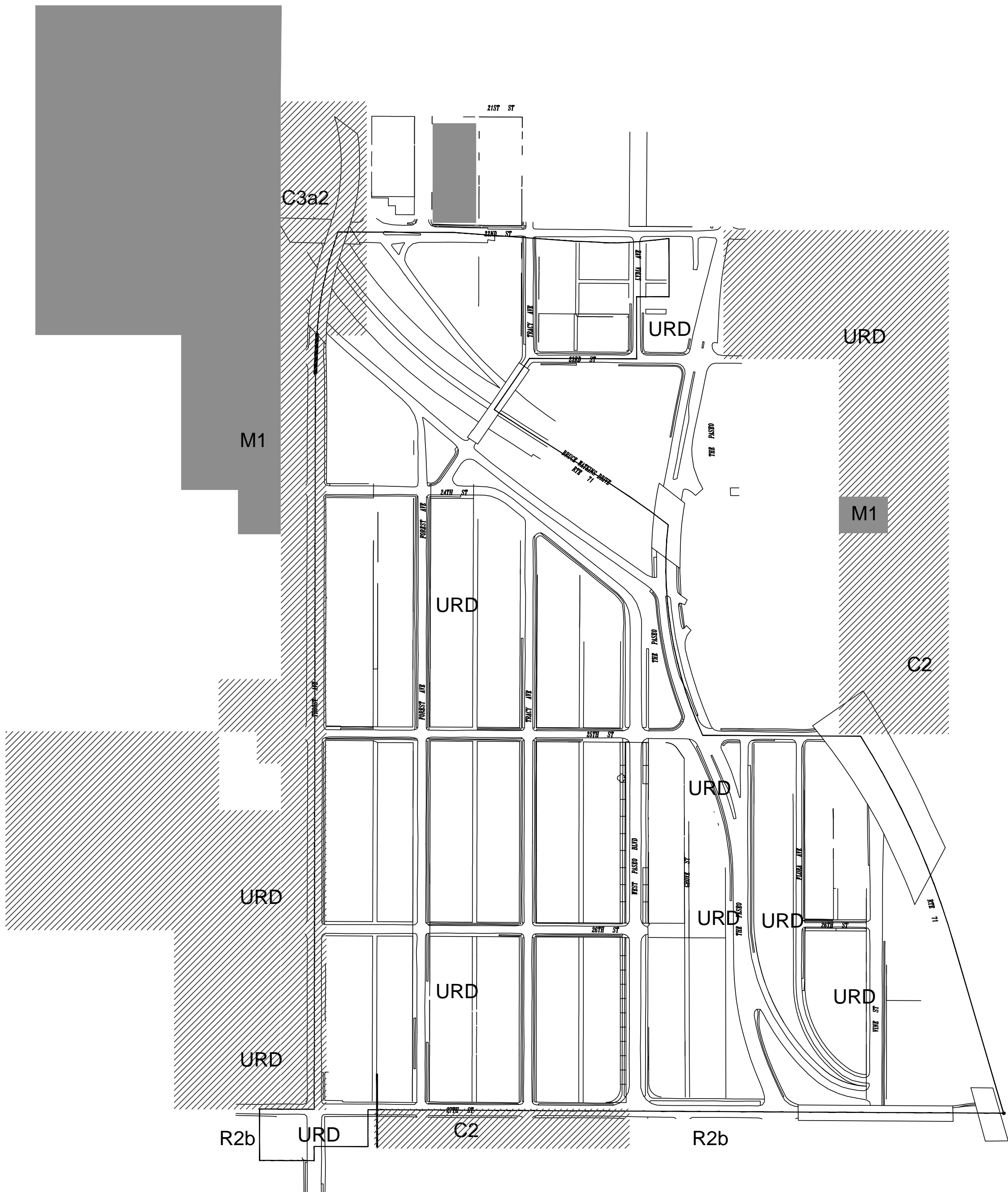
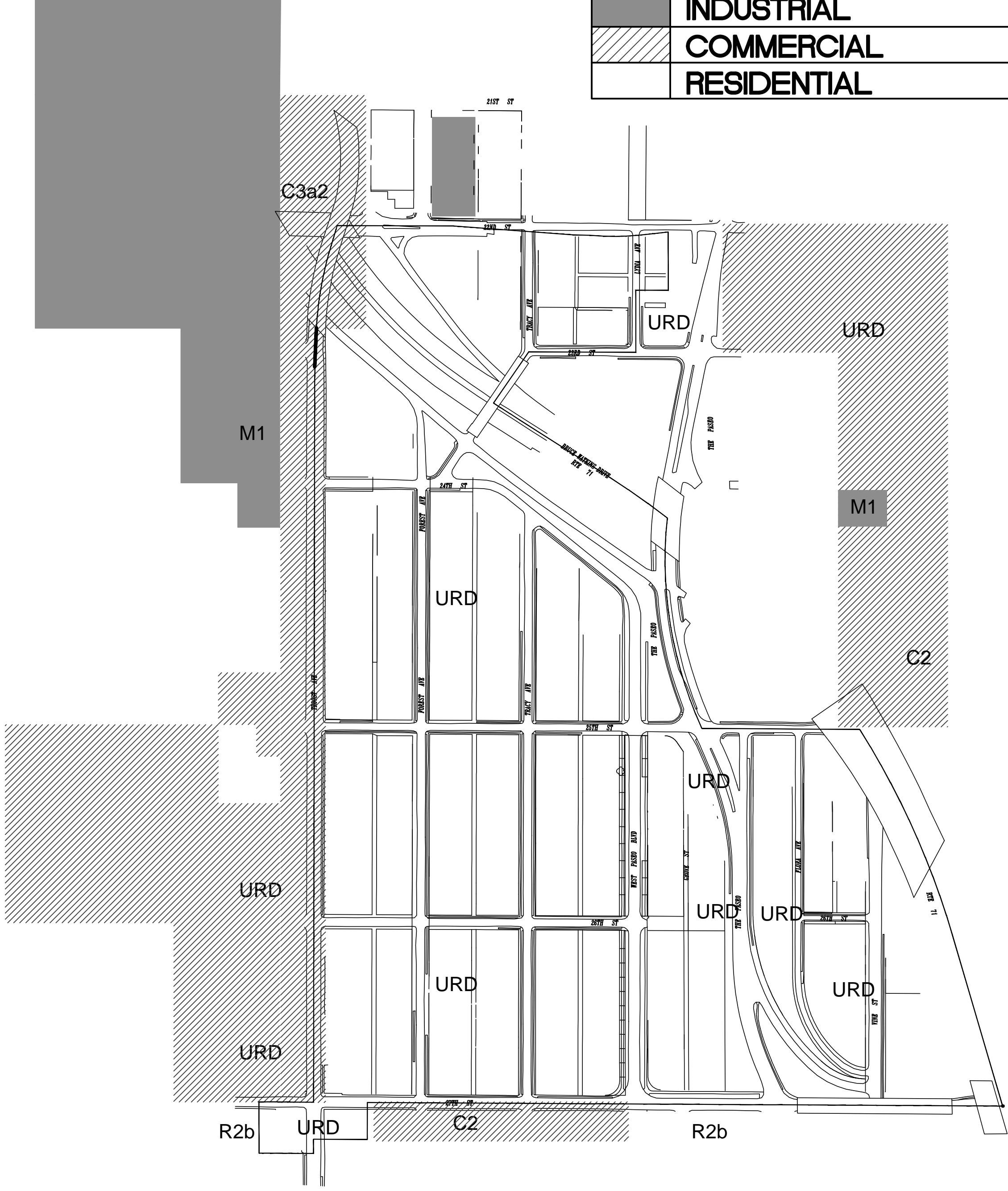


EXISTING ZONING



PROPOSED ZONING



LEGEND	
	INDUSTRIAL
	COMMERCIAL
	RESIDENTIAL

Development Summary

Existing Zoning	URD
Proposed Zoning	URD
Total Land Area	94 acres
Existing Street Right of Way	29.11 acres
27th Street Dedication	TBD
Proposed Street Right of Way	11.16 acres
MoDOT Parcels	3.17 acres
Net Land Area	50.97 acres
Proposed Uses	Residential (including granny flats and live/work units), Senior housing (Robinson Hospital), Mixed use at SW & SE Corners of 27th & Troost, BRW/23rd & Troost. NE Corner 27th & Troost: 35,000 SF Grocery Store 10,000 SF Strip Commercial
Height Above Grade of Buildings	Residential up to 60 feet, Mixed use up to 55 feet
GFA per Floor and Total per Building	Residential 625 to 65,000 per floor, 1500 to 260,000 Mixed use 45,000 - 65,000 sq. ft. total in project area
Required Parking/ Proposed Parking	Per 88-420-06: Residential - 1 per unit required. Townhomes - 2 per unit provided Student Housing - 1.6 per unit provided Grocery Store Commercial - 2.5/1000 SF Grocery @ 35,000 SF = 88 spaces req'd* Strip Retail @ 10,000 SF = 25 spaces req'd* Total of 194 spaces provided.
Commencement and Completion Dates	Varies (see phasing schedule)
Amendment to Existing Development Plans	Yes

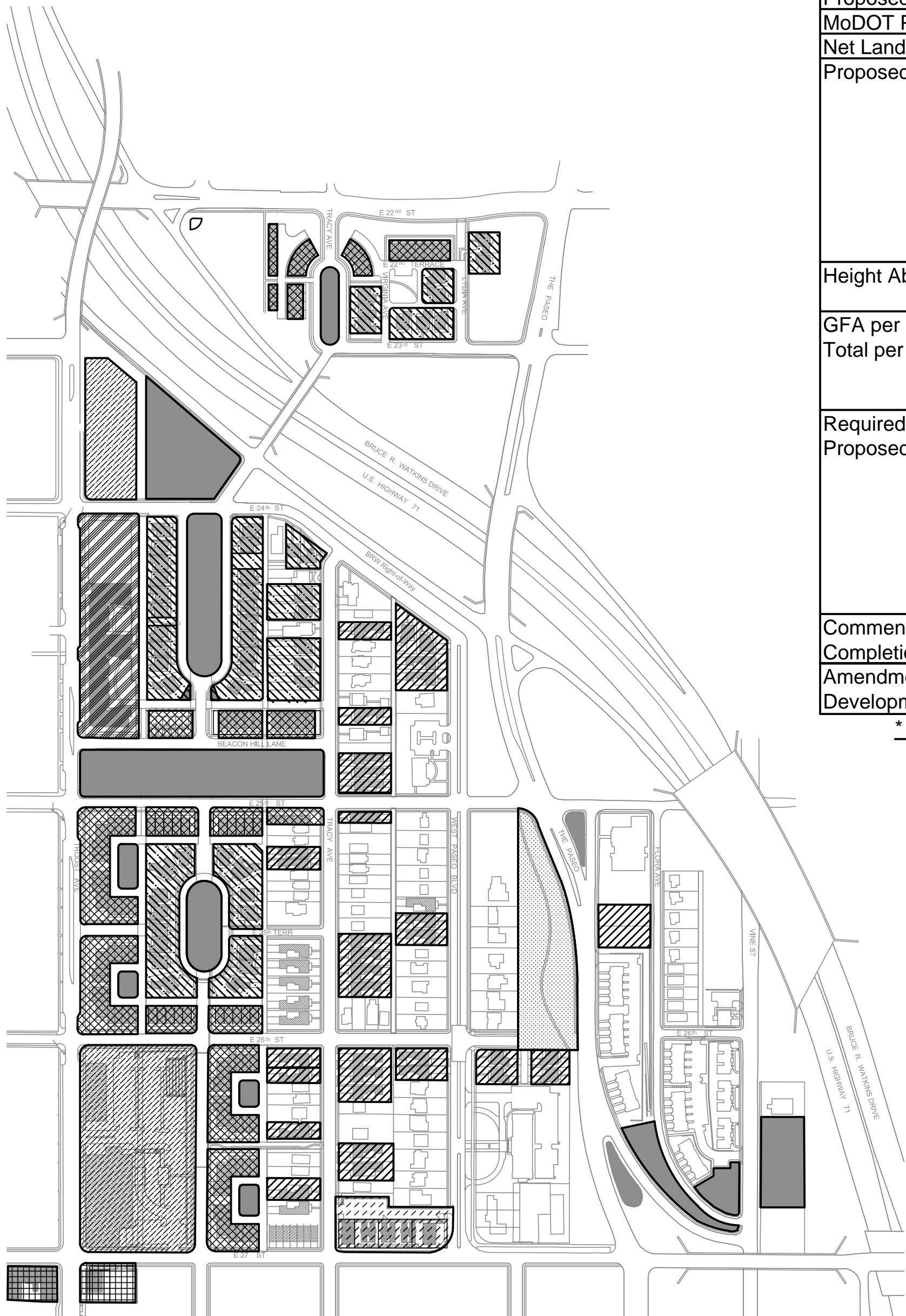
\* Note: Special parking regulations apply per 88-420-04J. Rapid Transit Stops. Retail sales-related uses are not required to provide off-street parking for the first 4,000 square feet of gross floor area.

Legend	
	Townhome
	Single Family New
	Single Family Infill
	Single Family Existing
	Multi-Family New
	Private Open Space
	Parkland Open Space
	Commercial
	Student Housing
	Mixed Use

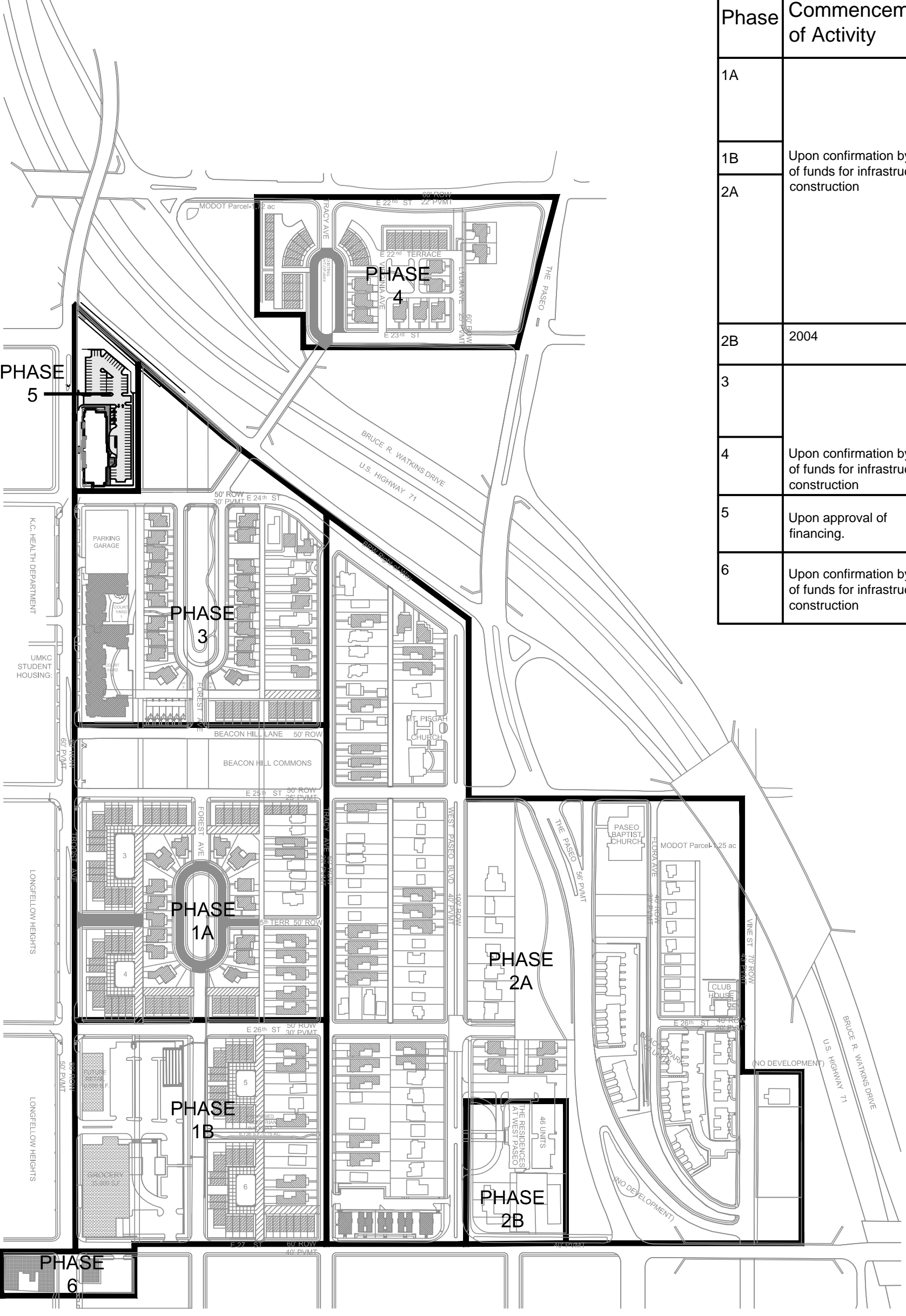
Phasing Notes

1. Infill development and rehabilitation of existing structures will take place throughout the development process, regardless of which phase is predominately under construction.			
2. Phasing Schedule			
Phase	Commencement of Activity	Performance Time Limit/ Completion of	Type of Activity within Phase
1A			Demolition and/or rehabilitation of single family dwellings; construction of new townhome and single-family dwellings; construction of infill single-family dwellings; 35,000 SF Grocery Store, 10,000 SF Strip Commercial
1B	Upon confirmation by City of funds for infrastructure construction	5-6 years following commencement	Demolition and/or rehabilitation of single family dwellings; construction of new townhome and single-family dwellings; construction of infill single-family dwellings; construction by third-party developer of new multi-family townhome and flats, and construction of grocery store and strip retail.
2A			
2B	2004	2006	Rehabilitation of Robinson Hospital by approved Assignee
3			Demolition of single family dwellings; construction of new townhome, single-family dwellings, and student housing.
4	Upon confirmation by City of funds for infrastructure construction	5-6 years following commencement	Demolition; construction of new townhome and single-family dwellings
5	Upon approval of financing.	2-3 years following commencement	Construction of new Hotel structure by Redeveloper or City approved third party
6	Upon confirmation by City of funds for infrastructure construction	5-6 years following commencement	Rehabilitation of existing and construction of new commercial structures by Redeveloper or City approved third party

SITE PLAN

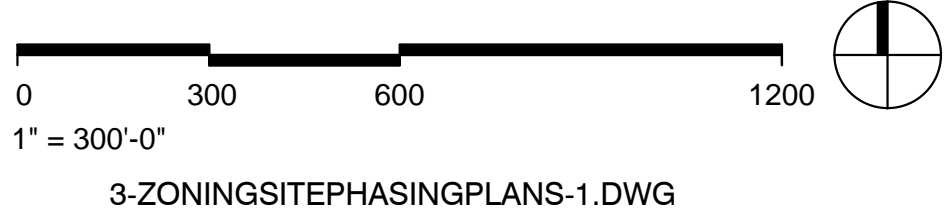


PHASING PLAN



BEACON HILL  
REDEVELOPMENT  
Kansas City, Missouri

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

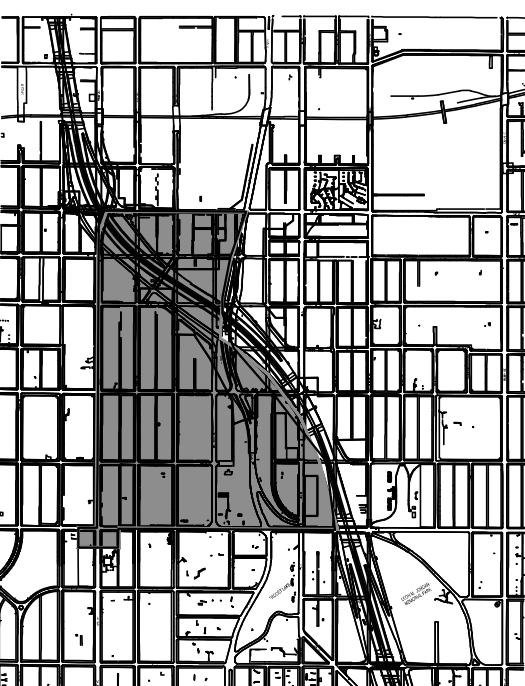


3-ZONINGSITEPHASINGPLANS-1.DWG

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  
EXISTING AND  
PROPOSED  
ZONING SITE PLAN,  
PHASING PLAN  
UR-3