

UNION HILL
REDEVELOPMENT AREA
DESIGN STANDARDS OF
PHOENIX REDEVELOPMENT CORPORATION

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DESIGN STANDARDS
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1.0 ADMINISTRATION

The Union Hill area represents the preservation of a special Kansas City neighborhood that has evolved since the 1870s. The Union Hill Neighborhood Association (“UHNA”) and Phoenix Redevelopment Corporation (“Phoenix”) want to retain the best elements of the Union Hill neighborhood through its Redevelopment Plan to make it one of Kansas City’s finest residential and commercial neighborhoods. This planning sensitivity, in relation to the beauty of the existing buildings and landscape, will result in a special living environment.

In an additional effort to ensure the high level of quality in the Union Hill Redevelopment Area ("Union Hill"), this Design Standards document has been prepared. It is our hope that, upon reading the guidelines and understanding the philosophy behind them, all participants will contribute to completing this environment in the Union Hill tradition of quality.

The purpose of these Design Standards is to set forth and explain certain standards pertaining to the development of Union Hill. UHNA and Phoenix believe that careful planning and enforcement of design and development standards will ensure orderly, attractive and lasting development, all of which will preserve and enhance the value of the property.

The Design Standards provide for the review and approval of site and building plans and specifications by the Design Review Committee ("DRC"). The DRC's interest in reviewing site and building designs is to assure that a high quality of compatible development is consistently achieved. The overall impact of building design involves issues of taste and judgment that cannot be completely reduced to measurable standards of size, setback, roof pitch, etc. Buildings that meet all the statistical criteria may be unacceptable for Union Hill if its overall aesthetic impact is unacceptable in the judgment of the DRC.

These Design Standards outline useful information that will be helpful in the design and construction of structures in Union Hill and will explain the architectural review process. Because the design, approval and construction of buildings requires a substantial investment of time, capital and emotional involvement, the material contained here should be carefully studied before design work is started.

As used in the Design Standards, the following terms shall mean:

- a. “Applicant(s),” means owner(s) or potential owner(s) of real property who are requesting approval from the Design Review Committee.
- b. “City,” means the City of Kansas City, Missouri.
- c. “Design Review Committee (DRC),” means the reviewing body that ensures proper conformity of plans with the desired aesthetics, maintenance, facility operation, community acceptance and overall economics of Union Hill as defined in the Union Hill Development Plan.
- d. “Parcel Development Agreement,” means the Agreement between Phoenix Redevelopment Corporation and a property Owner in which the property Owner agrees to develop, rehabilitate, and maintain the property in compliance with the Development Plan.
- e. “Phoenix Redevelopment Corporation (Phoenix)” means Phoenix Redevelopment Corporation, a Missouri Corporation, its successors and assigns.
- f. “Owners(s),” means individual(s) owning real property in the Union Hill project area.
- g. “Union Hill Development Plan,” means the plan for the development of the Project originally approved by the City on November 20, 1980, and as it may be amended.

- h. "Union Hill Homes Association (UHHA)," means Union Hill Homes Association, a Missouri Not-For-Profit Corporation, its successors and assigns.
- i. "Union Hill Neighborhood Association (UHNA)," means Union Hill Neighborhood Association, a Missouri Not-For-Profit Corporation, its successors and assigns.
- j. "Union Hill Redevelopment Area (Union Hill)," means the area covered by the Union Hill Development Plan.

1.1 Design Review Committee.

The Design Review Committee is the reviewing body that ensures proper conformity of plans with the desired aesthetics, maintenance, facility operation, community acceptance and overall economics of Union Hill. It is the responsibility and purpose of the DRC to review and approve plans for site and architectural improvements based on the provisions of the Union Hill Homes Association's Declaration of Covenants, Conditions, Easements and Restrictions and these Design Standards.

The DRC shall be made up of persons well informed as to the intent and standards of the Union Hill Development Plan. The DRC shall be composed of five members who will review all plans for any changes to buildings (including painting), land surface or erection of improvements.

There is hereby created a Design Review Committee ("DRC") composed of five (5) members, who shall be appointed as follows:

- (a) Two (2) members appointed by the Phoenix Redevelopment Corporation, one of who shall act as chairman.
- (b) One (1) member by the Union Hill Homes Association.
- (c) Two (2) members by the Union Hill Neighborhood Association; one (1) residential representative and one (1) commercial representative.

Members' terms shall be two (2) years. The respective appointing agencies shall appoint alternate members to serve in the absence of the regular member. In order to conduct its business, a quorum shall consist of three (3) members. The DRC may conduct meetings via means other than face-to-face meetings, such as telephone conference calls, and shall act by majority vote.

1.2 Review Process.

Signed plan approval by the DRC is required prior to the undertaking of any site improvements, construction or installation, including clearing, grading, paving, structures, landscaping, building additions, painting or alterations. Review should be coordinated with the required City approvals.

Submission to the City of Kansas City, Missouri, for building permits or site plan approval should not be made until preliminary plans have been approved by the DRC. Site clearing and grading can begin after preliminary approval and proper governmental clearances have been granted. Actual construction starts, such as excavating, pouring concrete foundations or demolition should not commence until final plans have been approved by the DRC.

All submissions to the DRC are to be made in triplicate. One copy shall be retained for the DRC files. The review of each submission by the DRC will be carried out within fifteen (15) working days from the date of each complete submission, and notification of recommendations or approval will be provided in writing to the Applicant(s) at that time. The Committee chairperson or his/her

representative shall determine if a submitted application is complete. Incomplete submittals will not be reviewed.

1.3 Three-Stage Process.

Prior to Stage I each Applicant and the Contractor or Architect shall attend a Pre-Design Conference with a representative of the DRC to review the intent of the proposed building design.

A three stage process has been defined that will serve as the vehicle to approve proposed plans. Plans and other required documentation must be submitted to the DRC at the following stages of planning and design:

Stage I	Schematic/Preliminary Design
Stage II	Construction Documents
Stage III	Certificate of Compliance

At each stage the following elements shall be considered:

- Site Plan
- Building Design
- Landscaping

The DRC will not review incomplete submittals.

Stage I. Schematic/Preliminary Design

The preliminary review will be concerned with Design Standards compliance, site and building materials, architectural treatment and roof lines (See Form C, "Submittal Form and Application."). Schematic/Preliminary Building Design documentation will include:

- Site plans
- Floor plans
- Square footage
- Elevations, in color or with color samples (colors optional at this stage)
- Perspective rendering (not always required)
- Building materials (recommended at this stage but mandatory at Stage II)
- Window type

The Schematic/Preliminary Site Plan documents will include a minimum of the following:

- Site plan
- Grades, existing and proposed, including the finished floor elevation(s)
- Site survey, including existing trees 4" caliper and above
- Building location, overall dimensions and height
- Setbacks

Stage II. Construction Documents, Plans and Specifications

Construction documents for the proposed project shall be of professional quality and be completed in sufficient detail to fully explain the intent of the structural and architectural design, as well as the materials and finishes involved. Drawings at a scale of not less than 1/8"=one foot are required. Form C, "Submittal Form and Application," outlines the required information that MUST be included with each DRC submittal. Incomplete submittals will not be reviewed.

All proposed construction systems shall be in accordance with the requirements of the City of Kansas City, Missouri Building Code, Chapter 18 Code of General Ordinances ("COGO"), including future amendments and revisions thereto.

Final construction drawings and specifications reflecting the approved schematic/preliminary site and building designs and plans are to be submitted to the DRC for review and approval. This stage shall include the following:

- Specification of building materials, type, and color (e.g. typical example of brick to be used)
- Window type and color
- Cornice/fascia details
- Buffers and screens
- Landscape areas, existing and proposed, noting trees to be removed
- Site lighting concept
- Site drainage concept

Revisions to approved, working drawings and specifications are subject to review and approval by the DRC.

Approved plans are valid for 120 days from approval date and building permits must be applied for within 120 days of approval date.

Stage III. Certificate of Compliance

On completion of the construction or alteration, the Applicant(s) must send a written notice of completion to the DRC. The new construction or alteration will then be inspected for conformity with the approved application. At the time application is made for a Certificate of Compliance, the Applicant(s) will complete a checklist of compliance items and forward it to the DRC. This should occur at the same time application is made for a Use and Occupancy Permit from the City of Kansas City, Missouri. The completed checklist, signed by the Applicant(s), will state compliance with the major items listed below, pursuant to the plans approved by the DRC.

- Building(s) is located according to approved site plan;
- Site improvements, including paving, walls, walks, tree preservation and planting have been provided in accordance with the approved plans;
- Building(s) is of approved architectural design and approved materials and color; and
- Approved lighting has been installed.

It is the responsibility of all Applicant(s) to notify the DRC office of any changes to the original application.

All property Owners who have renovated their property prior to approval of the Amended and Restated Union Hill Development Plan by the City of Kansas City, Missouri, on November 3, 1988, or applied for a building permit prior to that date, may seek approval of the subject property by the Design Review Committee. The Design Review Committee shall use the provisions of the Design Review Process herein stated as a guideline for approval. If the Design Review Committee requests additional work be done before issuing a Certificate of Compliance, the Owners must still comply with all of the submission requirements herein stated.

1.4 Interpretation and Waiver.

Design Review Committee Response: The DRC may offer specific suggestions for further study which may resolve any design problem it may find. The DRC can, however, reject an application based on the judgment of its members without citing specifics, for the following reasons, among others:

- a. Insufficient information to adequately evaluate the design or design intent;
- b. Poor overall design quality;
- c. Incompatible design elements;
- d. Inappropriate design concept or design treatment;
- e. A design found to have an adverse effect on the character of Union Hill.

The DRC will not normally comment on or reject custom-designed buildings because of interior elements, except in cases where those features affect the exterior appearance. Observations by the DRC that it believes could make the building acceptable will be passed on to the Applicant(s) for consideration. However, the DRC may reject the design of speculative buildings because of interior design features when, in its judgment, the functioning of the submitted design does not meet the standards expected of speculative buildings in Union Hill.

When questions of judgment or interpretation arise, Applicant(s) may appeal a decision of the DRC to Phoenix. The decision of Phoenix is final.

In order to meet special situations that may not be foreseen, it may be desirable from time to time for the DRC to allow variances of certain requirements. Any variance granted is considered not to be precedent setting because the decision is being made with the welfare of the overall Union Hill development in mind.

1.5 Public Approvals.

All pertinent requirements of public agencies must be followed in the development of this property, and the appropriate departments in the City of Kansas City, Missouri must approve all plans. Each potential Owner must verify code requirements at the time of purchase and development. Although based on Kansas City zoning and subdivision regulations, the Union Hill development criteria may be more restrictive in land use, site development standards, landscape requirements or other matters. In every case in which these criteria are at variance with public agency requirements, the more restrictive regulations shall govern.

The City of Kansas City, Missouri will make final legal approvals permitting development and occupancy of the property.

1.6 Exculpation.

The approval of plans and specifications by the DRC shall not be construed as approval of the engineering decisions or compliance with zoning and building ordinances. By approving plans and specifications, neither the DRC nor any member thereof assumes any liability or responsibility therefore or for any defect in any structure construed from such plans and specifications.

2.0 GENERAL DESIGN STANDARDS

The exceptional feature of the Union Hill environment is its sense of cohesiveness. All buildings, although of different styles, will appear compatible and comfortable with each other. The individual streets will be more than a collection of individual structures--they will be returned to the essence of the urban neighborhood that once graced this prominent hilltop. The following Design and Use Standards will direct the development along those lines. The result will be a high-quality environment for all homeowners and businesses.

Although Union Hill is comprised of structures built in varying styles, the prevailing architectural theme is "Victorian." Special consideration should be given to maintaining this theme through compatible styles, front setbacks, etc. when designing residential and commercial infill projects. The control of a few subtle details will create a sense of cohesiveness between existing structures and new development. By regulating roof pitches, building colors, landscaping and building modulations, the new buildings will blend into a total composition that is compatible with the existing character of Union Hill.

2.1 General Building Design Standards.

It is intended that a basic harmony of architecture will prevail among the buildings so that no building will detract from the attractiveness of the overall environment. This can be achieved by adopting an overall theme of understated elegance and tastefulness.

Each building, regardless of style, must represent these qualities. This can be achieved when each architectural statement is true to its style. The building must be of proper proportion with each of its components in relationship to the whole. Rooflines are particularly important in the relationship of proportion and scale to the design. There should be no unnecessary addition, and the pitch must be appropriate to the style. Roofs must not be overscaled so as to overwhelm the building. Windows and door openings must be appropriately located and balanced, and be of a proper size. Window shutters are appropriate when sized to match window openings and mounted to appear functional. Details, such as cornices and fascias, must be of the particular style as well and appropriate to the overall composition. Materials and their colors shall be representative of the style chosen for the building.

2.1.1 Building Design

Architectural Styles – General

Most of the original development in Union Hill occurred during the latter half of the 19th Century. Therefore, the original structures remaining in Union Hill are of the styles often given the generic label "Victorian." While many of the original structures have been replaced over time with structures of more modern styles, Union Hill still retains its original "Victorian" or "Turn of the Century" flavor. As it is the desire of Phoenix to retain this flavor, all new construction should be of the "Victorian" style. Exception: If the new structure is an infill structure, and the immediately surrounding existing structures are of a style other than "Victorian," an architectural style more compatible with the existing surrounding structures may be more appropriate, and may be used with the approval of the DRC.

Architectural Styles – Residential

The predominant style of Union Hill’s remaining original housing is “Queen Anne.” Other styles of original housing were “Italianate,” “Second Empire” and “Gothic,” although no examples of the latter two remain. In residential areas that were rebuilt in the 20th Century, the “Shirtwaist” style predominates. DeGroff Way is unique with its “New England Saltbox” style. New construction within Union Hill should employ the most appropriate of these styles for the particular building site.

Architectural Styles – Commercial

The predominant style of Union Hill’s original commercial buildings is “Victorian.” Most of the remaining original buildings are of two or three stories. The buildings generally had retail space on the first floor, and residential or office space above. The general style employs plate glass windows at street level with transom windows above and transom windows above the entry door(s). Upper floor windows generally are tall and narrow and may be single or in groups of two or three. The buildings are generally of brick or stone construction with cut or cast stone trim and have a good deal of decorative detailing. Elaborate cornices are usually found on flat-topped structures.

All new commercial construction should evoke the above style insofar as it is compatible with the intended use of the structure, and must, no matter what the use, evoke the “Victorian” or “Turn of the Century” style. New structures shall be of masonry construction, or have a masonry veneer. The preferred materials are red brick with cut or cast stone trim and decorative details, or all natural stone, or a combination of the two. Discretion may be used for the renovation of existing buildings that may not be of the “Victorian” era.

2.1.2 Construction Standards

All proposals shall be in compliance with the Union Hill Development Plan and the Urban Redevelopment District (URD) Zoning Plan and all amendments and revisions thereto, including all setbacks, vacated streets and alleys, parking, screening and streetscapes.

The architectural character of each proposed building will be in character with the overall theme of Union Hill. To ensure this compliance, the DRC will review all proposed building submissions. Colors, materials, finishes and building forms should be sensitively integrated with the particular surroundings of each site.

The site dimensions must be adequate to accommodate the proposed improvements, including the building, parking, drives, landscaping and screening.

Parcel Development Agreement

The Owner of all new construction or any substantial renovation shall sign a Parcel Development Agreement with Phoenix, prior to the DRC's final approval.

Colors and Materials

Limitations have been placed upon colors and materials allowed in Union Hill as a means to ensure the quality and harmony of the environment as a whole. No individual building shall detract from the others or cause a distraction to the neighborhood.

- The color of all exterior materials shall be approved by the DRC. Multicolored (two or more colors) paint schemes shall be required to be similar to the color palettes of: Benjamin Moore Paints "100 Years of Exterior Colors", Davis Paint Co. "Palette of Colors & Selected Color Schemes",

Pittsburgh Paints "Vintage", Martin Senour Paints "Williamsburg", and Sherwin-Williams "Heritage" colors.

- (a) WOOD SIDED structures, and structures with SIMULATED WOOD siding, shall have the main trim elements painted in a color compatible with, or a compatible shade of the siding color. Details should be picked out in one or more additional compatible colors or shades of the siding or main trim color.
 - (b) UNPAINTED BRICK OR STONE structures shall have the main trim elements painted in a color compatible with the masonry and shall have the details picked out in one or more additional compatible colors or shades of the trim color.
- Window frames, other than wood or vinyl, will be either anodized or electrostatically painted. Wood frames will be painted, sealed or stained. High quality metal windows may be permitted at the discretion of the DRC. No unpainted aluminum windows will be allowed.
 - Buildings will be faced on all sides with quality facing materials such as brick, stone, wood or stucco as approved by the DRC. The following materials are not allowed: vinyl, aluminum, steel, or asphalt siding; exposed standard concrete block; board and batt; and prefabricated metal buildings. Other materials may be deemed acceptable by the DRC as appropriate to the overall design on a case-by-case basis.
 - Exposed poured concrete foundations must be painted or stained, or faced with a natural material such as brick or stone. Exposed poured concrete foundations fronting the public right of way will require additional treatment to blend with the architectural style and character of the building. The DRC may make additional requirements on other exposed concrete foundations.

Roofs

Pitched roofs must be of tile, slate, wooden shingle or composition shingle. The use of dark colored composition shingles, i.e., black, charcoal gray, slate gray or natural wood-tone colors is recommended. Other colors are permissible as long as they are compatible with the overall color scheme of the structure and are approved by the DRC.

Awnings or Canopies

Awnings or canopies must be of canvas or high quality acrylic. Conventional metal or fiberglass awnings or canopies are prohibited.

Driveways/Off Street Parking

Driveways and off street parking areas must be paved with a hard surface material such as concrete, concrete pavers, asphalt, brick or paving stones.

Garages

Garages are to be given the same architectural treatment and be constructed of materials compatible with the main structure. Each new residence must have a fully enclosed garage. To maintain the streetscape of Union Hill the number of drives and the direct visibility of garages should be minimized. All garages shall be a side or rear entry unless the site will not accommodate it, and then it must be approved by the DRC. Garages shall have a minimum of space for 2 cars, if space allows. Garages for over 4 cars must be approved by the DRC.

No garage door may be left open to the public street for an extended period of time. No garage will be permitted to be enclosed for living or used for purposes other than storage of automobiles and related normal use.

2.1.3 Construction Limitations

Alterations

No exterior alterations of any existing building may be permitted without the prior approval of the DRC. No additional windows, platforms, etc. which may invade the privacy of adjacent dwellings are permitted. All renovations of older structures should be sympathetic to the original architecture and renovations of all new buildings should strive to blend with the surrounding older buildings.

Excavation

No excavation will be made except in conjunction with construction of an improvement. When such improvement is completed, all exposed openings will be backfilled and graded.

Unfinished Work

Once commenced, construction will be diligently pursued to the end and it may not be left in a partly finished condition for more than 30 days without written approval from the DRC.

Destroyed Buildings

Buildings destroyed by fire or natural disaster must be demolished and/or removed from the premises within three (3) months and new construction started, weather permitting. The same standards and procedures shall apply as new construction. Partially burned or damaged property shall follow the same rules and standards.

2.1.4 Additional Standards for Renovation of Older Structures

Original Architectural Details

Original architectural details must not be removed (unless deteriorated and replaced in kind) or concealed. Any alteration to the exterior of a structure must serve to restore the structure to its original appearance, or to rehabilitate it in a manner consistent with its original appearance, or to conform to the architectural style and appearance of surrounding structures. Approval for alterations must be secured in advance from the DRC.

Unpainted Brick or Natural Stone

Unpainted brick or natural stone shall not be painted, except with the approval of the DRC. Painting of these surfaces should be considered only if necessary to conceal unsightly structural conditions or to prevent deterioration of the brick or stone.

Siding

Original wood siding must not be covered over or removed, except to remedy a deteriorated condition. If residing is required, the structure must be resided with wood siding of the same type and size as that of the original insofar as it is practical to do so. The use of asphalt, asbestos, aluminum, vinyl, or steel siding is prohibited. The use of simulated wood siding is discouraged and requires DRC approval. If it is absolutely necessary to use this type of siding, it must conform to the size and type of the original wood siding and original trim and details must be recreated or left exposed.

2.2 Site Design Standards.

The general site design standards addressed in this section are to be applied throughout Union Hill. Subsequent sections will address the individual land uses and their specific design guidelines.

2.2.1 Landscaping.

Considerable effort has been expended on careful planning of streetscapes, small parks and land uses to enhance the existing homes and businesses. Properly designed landscaping in the urban setting offers a unique opportunity to create a pleasant environment for people to live and work.

New Plantings

Mature stands of trees give the environment an established feeling. Therefore, new plantings must compliment the existing landscape. The individual streetscapes should be planted so that they appear to be continuous green "parks". New plantings are considered to be of greatest importance and the utmost effort should be made to provide stands of trees that are of a mature size when planted. Additional plantings should be substantial in scale.

All new plantings are the responsibility of the Owner. If they die, it is the responsibility of the Owner to replace them. All disturbed ground areas of a building site shall be sodded, covered with plants or mulched with approved landscape materials. Landscape improvements as approved by the DRC shall be installed within sixty (60) days of completion of the building, weather permitting. Cleared areas should be landscaped with trees, shrubs and lawns designed to complement the architectural character of proposed building in form, location and scale. Use of plant material of advanced maturity and of the highest quality should be used to give the property a finished and established feeling. Edging should be of quality materials and indicated on the plans.

Irrigation/Watering

An irrigation system of approved design shall be installed to maintain landscaped areas on all building sites and along street frontage. The DRC may, at its discretion, waive this provision on single family properties constructed prior to December 31, 1980.

Maintenance

To ensure the overall quality of Union Hill, the Owner will maintain the exterior of all structures located on the property and yards, hedges, plants and shrubs in accordance with the provisions of Chapter 56, Property Maintenance Code ("COGO"), including future amendments and revisions thereto, and in a neat and trim condition at all times.

Erosion Control

All property shall be maintained in a clean and orderly manner during construction periods. Erosion shall be controlled on each site while the site is in a disturbed condition to keep eroding soil off streets, sidewalks and neighboring properties.

Stockpiling

Stockpiling of any building materials, cutting, filling or any ground disturbances shall not be allowed within the drip line of existing trees which are to remain. All building materials will be stacked and stored on job site only.

Landscape Lighting

The character of Union Hill has been developed in a very understated but elegant manner. This must hold true after dark as well as during daylight hours. As a result, the understated elegance of Union Hill will be enhanced.

- All outdoor lighting shall be directed so as to avoid glare and excessive light spillage on adjacent property and fronting streets. All lighting must have DRC approval.
- No exterior light will be installed or maintained on any property which light is found to be objectionable by the DRC. Upon being given notice by the DRC that any exterior light is objectionable, the Owner of the property on which same is located will immediately remove said light or have it shielded in such a way that it is no longer objectionable.
- Temporary lighting shall follow standards of permanent lighting as described in this document. No lighting of a patio or other recreation area will be installed without written approval of the DRC and, if allowed, will be designed for recreational character so as to buffer surrounding properties from all lighting.

Fencing

Fences are not encouraged because they fragment the Union Hill streetscape. However, when necessary, all fencing shall be within the architectural vocabulary of the house. All fencing must be approved by the DRC.

Fences surrounding front yards or located forward of the main front wall of the structure shall not be higher than 42.” Front fences must be of wrought iron picket, simulated wrought iron picket or wooden picket construction. Chain link, wire, wood panel or stockade fencing is not allowed.

Fencing in side or back yards shall not exceed seven (7) feet at any point. Acceptable materials for fencing are: wrought iron, wood, stone, stucco or brick. Chain link, wire, or stockade fencing are not allowed.

The Union Hill Homes Association may have more restrictive requirements.

Retaining or Free Standing Walls

Retaining walls must be of natural materials or faced with quality materials as approved by the DRC. Exposed cast-in-place concrete walls are not allowed.

Screening

The way screening is achieved must be compatible with architecture and planting concepts.

- Storage areas and trash containers will either be housed in closed buildings or otherwise completely screened so as not to be visible from the streets or adjacent property in a manner and at a location approved in writing by the DRC. Such screening normally includes landscaping or permanent fences of solid materials and will be located as far from property lines as reasonably possible.
- No screening of a patio area may stand beyond the front building setback line of the residence unless approved by the DRC.
- All mechanical, electrical and electronic equipment will be installed in the most discreet locations allowed by the utilities and properly housed or landscaped in a manner that will blend with the site and buildings. All such equipment will be located behind the front building line of the primary structure, and shall not be visible from the ground or from upper floors of other structures. No window or protruding wall air conditioning or heating units will be permitted in new construction. Heating/air conditioning and plumbing vents will not penetrate the roof on the roadside of the

building unless determined to be absolutely necessary by the DRC. Overall design quality will be based on the professional judgment of the DRC. Walls, fences, landscaping or hedges, approved by the DRC, will insure the screening of the residential from commercial areas of the project. All architectural solutions shall be consistent with the building design.

Ornamentation in Yards

Ornamentation, like signage or excessive decoration, can become visual clutter in a neighborhood and destroy the feeling of the continuous green park. By judgment of the DRC, Decoration or ornamentation visible from the street that creates visual clutter or detracts from the neighborhood will not be allowed.

Swimming Pools

No above-ground-level swimming pool may be installed on any lot, and any swimming pool will be designed and engineered in compliance with applicable codes.

Basketball Goals

All basketball goals visible from the street must be approved by the DRC.

Clotheslines

No clothesline visible from the public right of way may be maintained on any property without the approval of the DRC.

Antennas/Dishes

No antenna or satellite dish will be erected on any property for any purpose without prior written approval from the DRC. Antennas and satellite dishes will be installed in the most discreet location possible and be completely screened from the view of adjacent properties.

Utilities

All new utility services will be underground.

Solar Panels

Solar panels shall not face the street.

2.2.2 Signage

Signage limitations have been developed in an effort to preserve the visual quality of Union Hill.

Residential properties

- No permanent freestanding signs are allowed on any residential lot.
- Temporary signs shall be allowed for a period approved by the DRC and must not exceed thirty-two (32) square feet in effective area nor five (5) feet in height. The sign may only advertise:
 1. The property for sale or lease;
 2. The property during the construction and sale period; and
 3. Upcoming elections (allowed from 30 days prior to 5 days after the election).

Commercial properties

- Signage should be simple, clear, and legible.
- Signage should be only identification signs and directional signs; for purposes of identification, monument signs and wall signs are appropriate.
- Building identification signs shall be integrated into the building design.
- Façade signs should be no more than 5% of the total square foot area of the façade on which they are placed. In multiple-story buildings the total height of the wall shall not exceed twenty feet for computation purposes.
- The maximum gross area of signage on the façade or any side of a building shall not exceed 100 square feet.
- No attached sign shall extend higher than the roofline or parapet of any building or structure.
- Monument signs should not exceed 50 square feet, including base, and should be horizontally oriented, with the base wider than the height. No monument sign should be greater than six (6) feet in height; the height of the base of the monument sign should be less than half the height of the whole sign including base.
- Signage should be constructed with durable materials and be complementary to materials used in the building; use of masonry and stone is desirable. Materials such as plywood or painted masonry are discouraged.
- Pylon signs and off-site advertising signs are not permitted.
- Landscaping of monument signs is encouraged. Landscape materials include trees, shrubs, groundcovers, and flowering plants, and should complement existing or proposed landscaping.
- Signs should be internally lit, or have indirect lighting; use of non-blinking neon may be appropriate in areas of intense activity.
- No sign shall flash, blink or fluctuate.
- No sign shall be animated or change physical position by any movement.
- Signage, including the sign face, base, landscaping, and lighting, should be maintained in proper condition at all times.
- Signage of special merit and turn of the century character may be considered by the DRC.

All signs will conform to the standards set forth herein and be reviewed and approved by the DRC, and are subject to Union Hill Homes Association ("UHHA") and Kansas City, Missouri rules and regulations. Phoenix or UHHA has the right to remove any sign that violates these sign conditions and to remove signs erected on the right-of-way or on private property.

2.3 Use Limitations

Certain uses are forbidden in Union Hill. The following list has been formulated to help maintain a quiet, residential quality about the project. It will minimize traffic volumes, noise and visual intrusions. In addition, it will create a safer neighborhood.

- No structure of a temporary character, recreational vehicle, mobile home, trailer, boat trailer, basement, tent, shack, garage, barn or other outbuilding will be used on any property at any time as a residence either temporarily or permanently.
- Kennels/Dog runs are prohibited except with specific approval by the DRC as to the design and location.
- Any driveway, public street or parking area that may be in front of, adjacent to or part of any property may not be used as a habitual place for inoperable vehicles, trucks, trailers, mobile homes, recreational vehicles, boats or commercial vehicles except in specially designed areas approved by the DRC. The term "commercial vehicle" will include all automobiles, trucks and vehicular equipment, as well as station wagons which bear signs or have printed on the sides of same reference to any commercial undertaking or enterprise.
- No noxious or offensive activity shall be carried on upon any site, nor shall anything be done which might cause embarrassment, discomfort, annoyance or nuisance.
- Burning of leaves, trash or construction materials shall not be allowed on any site at any time.

2.4 Construction Requirements

During the period that a site and/or building is under construction, the following minimum measures will be required to minimize disturbance to adjacent sites:

- No property is to be cleared or construction otherwise started without written approval of the plans for that property by the DRC. Before approval is given, the Applicant(s) must sign the Union Hill Building Construction Agreement in which the Applicant(s) agrees to pay for any damage to street, curbs, common areas or adjoining properties occurring during the clearing, building construction or landscaping.
- Approval by the DRC does not preclude the necessity for obtaining a Building Permit from the City of Kansas City, Missouri.
- Contractors will assume complete responsibility for the actions of their workers as well as those of their sub-contractors.
- Contractors must include reference to these Design Standards in contracts with subcontractors.
- Owners must incorporate these Design Standards into construction contracts or tenant leases.
- There will be no trespassing across the adjoining properties or common ground.

- No dumping of construction materials, waste or trash shall occur in Union Hill. Regular trash removal must be provided.
- Streets around the job site will be kept clean and clear of construction debris.
- No loud music is allowed on any job site.
- No exterior construction work (i.e., foundations, framing, siding or roofing) or interior construction work that is highly visible or audible from the exterior will begin before 7:00 a.m. or continue after 7:00 p.m. To alleviate noise factors and preserve the tranquility of the area, exterior construction work is not permitted on Sundays. Interior work that is not highly visible or audible from the exterior and normal maintenance on existing structures is permitted on Sundays.

2.5 Building Inspections.

It is required and fully expected that the Owner shall be responsible for the completion of the construction in a high quality, workmanlike manner, with environmental consideration as one of the primary concerns.

Regular inspections will be made by the DRC Compliance Inspector to ensure that the approved plans are in compliance and that the Design Standards are being followed.

FORM A
CONSTRUCTION AGREEMENT (FOR NEW CONSTRUCTION)

As a Union Hill property owner and contractor I/we, _____, have read the current Union Hill Design Standards and the application form and fully understand the requirements of this construction submittal.

I/we understand that any change in the exterior from an approved submittal must be submitted to the DRC for approval.

I/we understand that I/we am/are responsible for the sewer and water hook-up fees.

I/we assume responsibility for any and all damages by the contractor to adjacent properties, common area and my/our property.

SIGNATURE

Date _____

(Owners' Signatures)

Legal Description

Building Setbacks

(Contractor)

Fencing Setbacks

FORM B
CONSTRUCTION AGREEMENT
(FOR ALTERATION/REMODEL/LANDSCAPING)

As a Union Hill property owner requesting an alteration/remodel or landscaping to the building at _____, _____ I/we, _____ (print or type names) have read the current Design Standards and the submittal form and fully understand the requirements of this construction submittal.

Schematic/Preliminary Submittal

Date _____

Construction Documents Submittal

Date _____

DESIGN REVIEW COMMITTEE
SUBMITTAL FORM AND APPLICATION

Project Location: Legal Description _____ Street _____

Property Owner(s): _____

Address: _____

Telephone: () _____

Architect/Designer: _____

Telephone: () _____

Type of Submittal: New Construction Alteration Landscape

Square footage: _____

The Design Review Committee (DRC), exists at Union Hill to maintain high standards for design development. When constructing a building or remodeling an existing building, application is made to the DRC using this form. Completion of the following pages will provide the DRC with the information necessary to review the proposed construction for compliance with the Design Standards. The Design Review Committee Chairman can be contacted at the offices of Phoenix Redevelopment Corporation for information and assistance.

FORM C
PROCEDURE FOR OBTAINING DESIGN REVIEW COMMITTEE APPROVAL

- A. Complete and submit this application no later than two (2) weeks before the next scheduled meeting of the DRC. Notice of action taken by the DRC will be mailed to Applicant(s) as soon as possible after each meeting.
- B. Submittal of three (3) sets of construction documents as outlined on the following pages.
- C. A signed construction contract.

The following is a list of items that **MUST** be included in Design Review Committee submittals and will be considered by the DRC prior to approval of any proposed construction (Normally the same documents that would be presented to the City for approval.). **Incomplete submittals will not be considered.**

CHECKLIST FOR DOCUMENTS REQUIRED FOR SITE PLAN REVIEW

- _____ Minimum scale: 1"=20'-0"
- _____ Building locations for main structure, garage, deck, adjacent structures and parking
- _____ Line of proposed roof overhangs
- _____ Property lines
- _____ Proposed grading plan
- _____ Existing topography
- _____ Existing trees, shrubs, and other natural features
- _____ Proposed removal of trees (See note below)
- _____ Privacy screening and/or service yard
- _____ Outdoor lighting layout
- _____ North arrow
- _____ Setbacks and easements -- sideyard, front and rear (Note: Dimension of the common area surrounding the lot must be noted on the site plan)
- _____ Construction staging and access area
- _____ Temporary structures
- _____ Proposed landscape plan and description of plant material. (May be submitted at a later date for approval).

ARCHITECTURAL PLANS REQUIRED:

Floor Plans

- _____ Minimum scale: 1/8"=1'-0"
- _____ North arrow
- _____ Overall exterior dimensions
- _____ Door and window openings
- _____ Walls, partitions and stairways
- _____ Decks and porches
- _____ Type and location of outdoor heating and cooling units

Elevations

- _____ Building elevations showing all views
- _____ Scale: Front elevation (on residential) 1/4"=1'-0". All other elevations can be 1/8"=1'-0".
- _____ Door and window openings

ALL exterior building features:

- _____ roof materials
- _____ types of materials (samples may be required)
- _____ siding
- _____ fireplaces
- _____ railings
- _____ trims and faces (note sizes)
- _____ address numbers
- _____ solar panels and/or mechanicals units
- _____ lights
- _____ decks
- _____ cornice and fascia details
- _____ signage on commercial properties

***IMPORTANT:** Show the proposed structure's floorlines, wall heights, overall building height, foundation lines and the finish grade. Submit sample chips of exterior paint colors.