

Ordinance No. 220664
Trails at Bannister
UR Development Plan and Preliminary Plat
CD-CPC-2022-00098



City Council

Neighborhood, Planning and Development Committee

August 17, 2022

Overview / Request

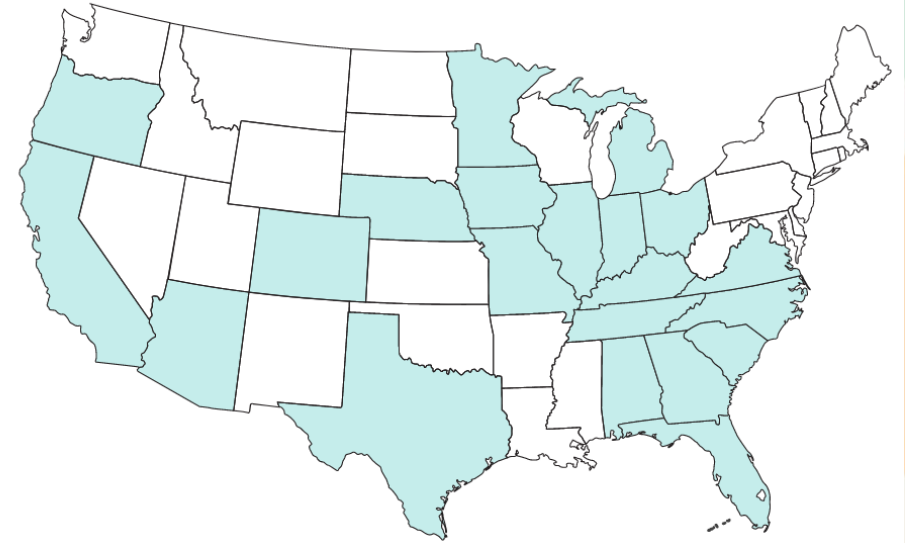
Applicant requests approval of Ordinance No. 220664, approving a UR Development Plan and Preliminary Plat for approximately 24 acres, generally located between Bannister Road on the south; E. 93rd Street on the north, Kansas City Southern Railroad on the east, and White Avenue on the west for the development of multifamily.

About Pedcor



Changing lives in new communities each year.

Our developments have been improving quality of life for our residents for more than three decades across the nation.



We will be there every step of the way

KCMO City Parcel Viewer Map and Zoning



Photos – Bannister Road



Looking north at property

Photos – Bannister Road



Looking east on Bannister Road



Looking west on Bannister Road

Photos - E. 93rd Street



Looking south
Property south of Schumacher Park

Photos - E. 93rd Street



Looking west E. 93rd Street; Property on left

Public Engagement

- June 10, 2022 - Letters mailed to Fairlane Homes Association and adjacent property owners.
- July 7, 2022 - Public Engagement Meeting held at the Blue Ridge Branch of Mid-Continent Public Library.

Development Details

- 342 units, 2 Phases
- 100% Income Restricted
- Full Amenities
- Key Development Site
- Corresponds with Future Land Use
- Planned Industrial Expansion Authority Designation

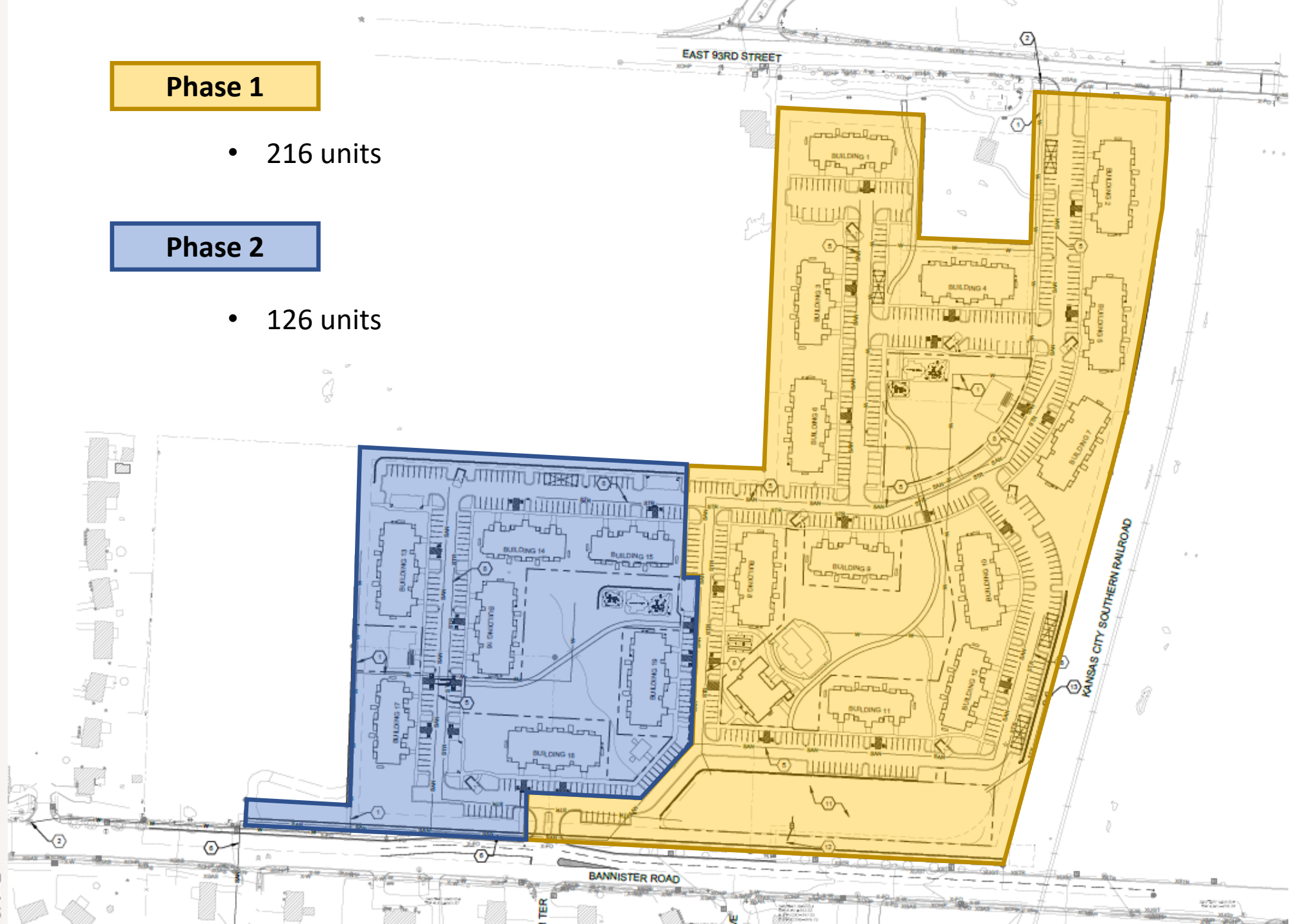


Phase 1

- 216 units

Phase 2

- 126 units



Trails at Bannister Apartment Homes



Unit Features



Clubhouse Amenities



Elevations



A Perfect Fit

- Aligned with the Hickman Mills Area Plan– Multifamily
- Logical use to neighbor commercial, other multifamily, and park
- Increase in housing opportunities for low-income families
- Strategically and conveniently located within 3 miles of 11,653 jobs
- Enough space for sufficient parking, open space, and community amenities

Who's Moving In?



- Office Administration
- Delivery Drivers
- Pharmacy Technicians
- Baristas
- Waiters and Waitresses
- Grocery Store Employees
- Veterinarian Technicians



Who's Moving In?



- Teachers
- Veterans
- Recent Graduates Starting Their Careers
- Firefighters
- Police Officers
- Paramedics
- Nurses



Request

Applicant requests approval of Ordinance No. 220664, approving a UR Development Plan and Preliminary Plat for development of multifamily on approximately 24 acres.

Trails at Bannister Apartment Homes

Turner Lesnick

AVP of Development

Pedcor Investments

tulesnick@pedcor.net

317-705-7971

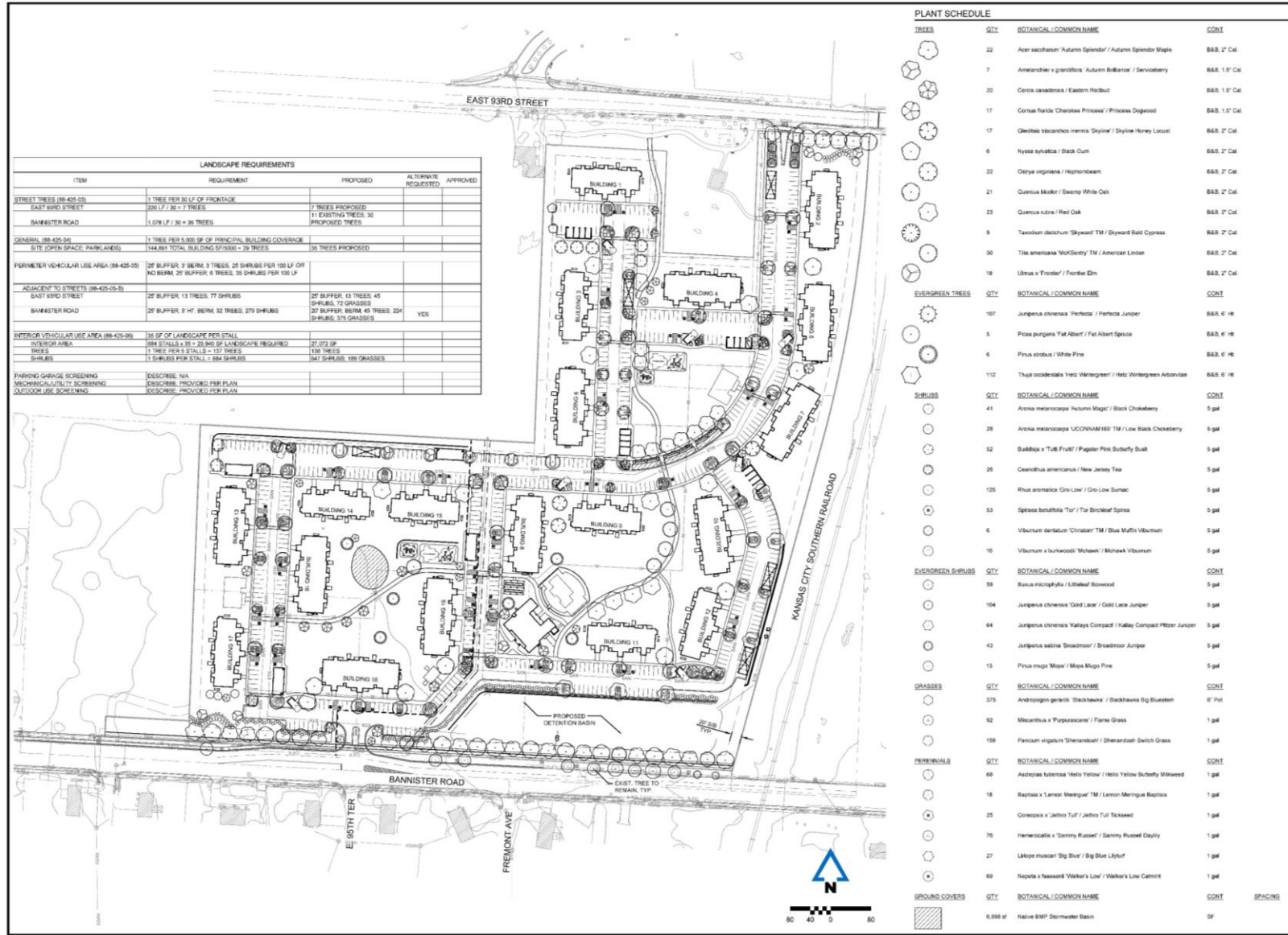
www.pedcorcompanies.com



6601 E 93rd Street



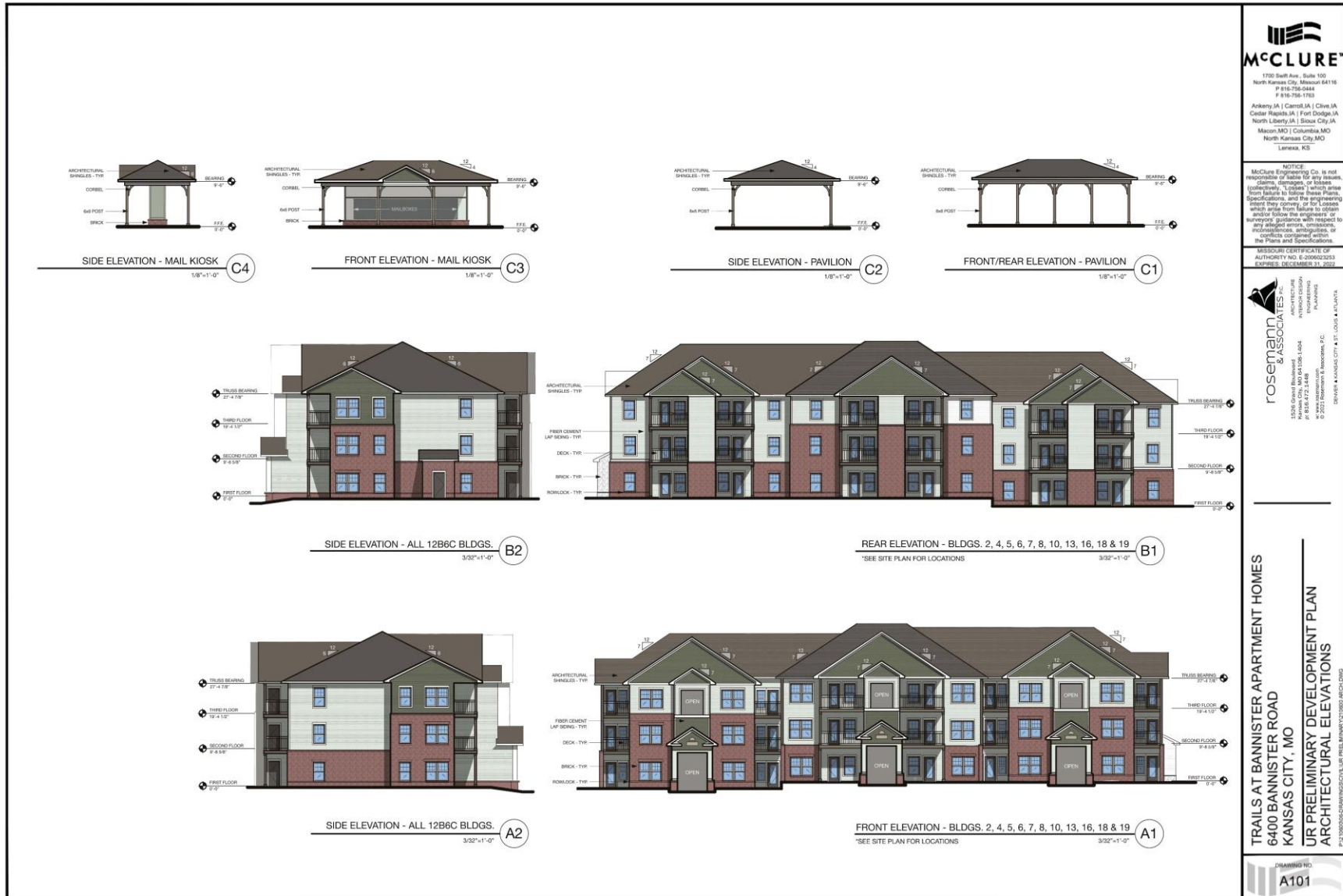
UR Development Plan – Site Plan



LANDSCAPE REQUIREMENTS			
ITEM	REQUIREMENT	PROPOSED	ALTERNATE APPROVED REQUESTED
STREET TREES (88-425-02)	1 TREE PER 30 LF OF FRONTAGE	7 TREES PROPOSED	
EAST 93RD STREET	220 LF, 80 x 4 TREES		
BANNISTER ROAD	1,076 LF, 36 x 36 TREES	11 EXISTING TREES, 30 PROPOSED TREES	
GENERAL (88-425-04)	1 TREE PER 5,000 SF OF PRINCIPAL BUILDING COVERAGE	76 TREES PROPOSED	
SITE OPEN SPACE (PARKLANDS)	144,881 TOTAL BUILDING SF/5000 = 29 TREES		
PERMETER VEHICULAR USE AREA (88-425-02)	20' BUFFER, 9' BEIRM, 3 TREES, 25 SHRUBS PER 100 LF OR NO BEIRM, 20' BUFFER, 6 TREES, 30 SHRUBS PER 100 LF		
ADJACENT TO STREETS (88-425-05-1)	20' BUFFER, 13 TREES, 77 SHRUBS	20' BUFFER, 13 TREES, 45 SHRUBS, 72 GRASSES	YES
EAST 93RD STREET			
BANNISTER ROAD	20' BUFFER, 9' BEIRM, 32 TREES, 270 SHRUBS	20' BUFFER, BEIRM, 49 TREES, 224 SHRUBS, 375 GRASSES	
INTERIOR VEHICULAR USE AREA (88-425-06)	38 SF OF LANDSCAPE PER STALL		
INTERIOR AREA	694 STALLS x 38 = 26,372 SF LANDSCAPE REQUIRED	27,072 SF	
TREES	1 TREE PER 4 STALLS = 173 TREES	176 TREES	
SHRUBS	1 SHRUB PER STALL = 694 SHRUBS	647 SHRUBS, 199 GRASSES	
PARKING GARAGE SCREENING	DESCRIBE: N/A		
MECHANICAL UTILITY SCREENING	DESCRIBE: PROVIDED PER PLAN		
OUTDOOR USE SCREENING	DESCRIBE: PROVIDED PER PLAN		

PLANT SCHEDULE			
TREES	QTY	BOTANICAL / COMMON NAME	CONT
	22	Acer saccharum 'Autumn Splendor' / Autumn Splendor Maple	865, 2" Cal.
	7	Amelanchier x grandiflora 'Autumn Brilliance' / Serviceberry	865, 1.5" Cal.
	20	Cercis canadensis / Eastern Redbud	865, 1.5" Cal.
	17	Cornus florida 'Charles Prinosse' / Princess Dogwood	865, 1.5" Cal.
	17	Gleditsia inaequalis 'Sentry' / Sentry Honey Locust	865, 2" Cal.
	6	Rhus typhina / Black Gum	865, 2" Cal.
	22	Osyris virginiana / Hophornbeam	865, 2" Cal.
	21	Quercus bicolor / Swamp White Oak	865, 2" Cal.
	23	Quercus rubra / Red Oak	865, 2" Cal.
	9	Taxodium distichum 'Skyward' TM / Skyward Bald Cypress	865, 2" Cal.
	30	Tilia americana 'TokStony' TM / American Linden	865, 2" Cal.
	18	Ulmus x 'Foster' / Foster Elm	865, 2" Cal.
EVERGREEN TREES			CONT
	107	Juniperus chinensis 'Perfecta' / Perfecta Juniper	865, 6" H.
	5	Pinus pungens 'Fat Albert' / Fat Albert Spruce	865, 6" H.
	6	Pinus strobus / White Pine	865, 6" H.
	112	Thuja occidentalis 'Hetz Wintergreen' / Hetz Wintergreen Arborvitae	865, 6" H.
SHRUBS			CONT
	41	Aronia melanocarpa 'Autumn Magic' / Black Chokeberry	5 gal
	28	Aronia melanocarpa 'UCONVAM185' TM / Low Black Chokeberry	5 gal
	32	Buddleia x 'Tuff Frost' / Paperbark Butterfly Bush	5 gal
	26	Ceanothus americanus / New Jersey Tea	5 gal
	125	Rhus aromatica 'Gro-Low' / Gro-Low Sumac	5 gal
	53	Spiraea betulifolia 'Tor' / Tor Brimleaf Spirea	5 gal
	6	Viburnum dentatum 'Chirone' TM / Blue Muffin Viburnum	5 gal
	10	Viburnum x burkwoodii 'Mocha' / Mocha Viburnum	5 gal
EVERGREEN SHRUBS			CONT
	59	Buxus microphylla / Littleleaf Boxwood	5 gal
	104	Juniperus chinensis 'Gold Lace' / Gold Lace Juniper	5 gal
	64	Juniperus chinensis 'Kallaya Compact' / Kallaya Compact Pfitzer Juniper	5 gal
	43	Juniperus sabina 'Broadmoor' / Broadmoor Juniper	5 gal
	13	Pinus mugo 'Mops' / Mops Mugo Pine	5 gal
GRASSES			CONT
	375	Andropogon gerardii 'Blackhawk' / Blackhawk Big Bluestem	6" Pot
	92	Miscanthus x 'Purpureoscorpio' / Flame Grass	1 gal
	159	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	1 gal
PERENNIALS			CONT
	68	Asterias tuberosa 'Hello Yellow' / Hello Yellow Butterfly Milkweed	1 gal
	18	Baptisia x 'Lemon Merquie' TM / Lemon-Merquie Baptisia	1 gal
	25	Coreopsis x 'Jethro Tull' / Jethro Tull Tickseed	1 gal
	76	Hemerocallis x 'Sammy Russell' / Sammy Russell Daylily	1 gal
	27	Lakota muscari 'Big Blue' / Big Blue Lilyturf	1 gal
	69	Nepeta x 'Fassett' 'Walker's Low' / Walker's Low Catmint	1 gal
GROUND COVERS			CONT
	6,888 sf	Native BMP Stormwater Basin	5F

UR Development Plan – Elevations



1700 Swift Ave., Suite 100
 North Kansas City, Missouri 64116
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Ankeny, IA | Carroll, IA | Clive, IA
 Cedar Rapids, IA | Fort Dodge, IA
 North Liberty, IA | Sioux City, IA
 Macon, MO | Columbia, MO
 North Kansas City, MO
 Lenexa, KS

NOTICE
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MISSOURI CERTIFICATE OF AUTHORITY NO. E-00002323 EXPIRES DECEMBER 31, 2022

rosemann & associates, p.c.
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TRAILS AT BANNISTER APARTMENT HOMES
 6400 BANNISTER ROAD
 KANSAS CITY, MO
 UR PRELIMINARY DEVELOPMENT PLAN
 ARCHITECTURAL ELEVATIONS

DRAWING NO. **A101**

UR Development Plan – Elevations



McCLURE
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**MISSOURI CERTIFICATE OF AUTHORITY NO. E-000002313
EXPIRES DECEMBER 31, 2027**

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**TRAILS AT BANNISTER APARTMENT HOMES
6400 BANNISTER ROAD
KANSAS CITY, MO
UR PRELIMINARY DEVELOPMENT PLAN
ARCHITECTURAL ELEVATIONS**

DRAWING NO. A102

Rent Structure

Unit Size	Max Rent Plus Utilities
1 Bedroom	\$1,089
2 Bedroom	\$1,308
3 Bedroom	\$1,510

Family Size	2022 Income Limits	
	60% AMI	Full-Time Hourly Equivalent
1	\$40,680	\$19.56
2	\$46,500	\$22.36
3	\$52,320	\$25.15
4	\$58,080	\$27.92
5	\$62,760	\$30.17
6	\$67,380	\$32.39

Kansas City, MO Median Income \$33,215
(2020 Census)

Trails at Bannister will have more than a 50% rent advantage to new market rate apartments!

