

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

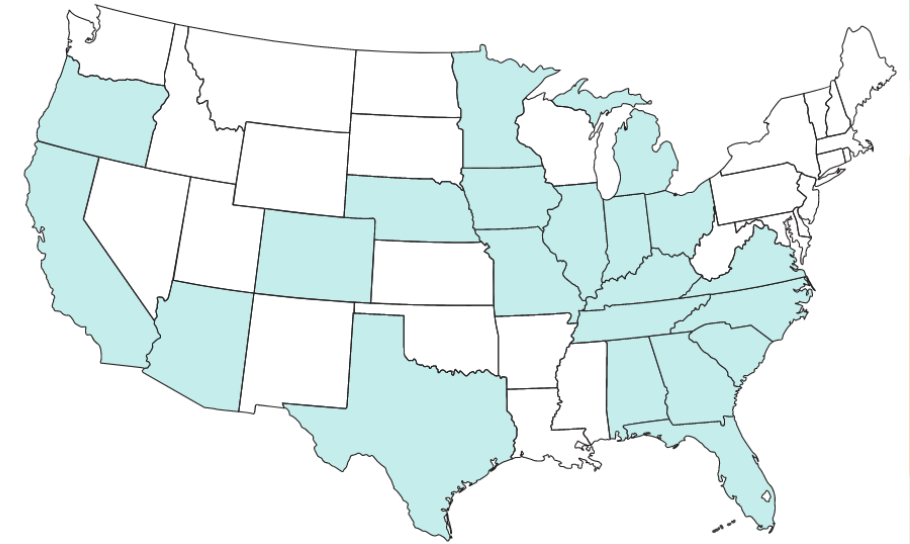
Applicant requests approval of Ordinance No. 220664, approving a UR Development Plan and Preliminary Plat for approximately 24 acres, generally located between Bannister Road on the south; E. 93rd Street on the north, Kansas City Southern Railroad on the east, and White Avenue on the west for the development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



21
STATES

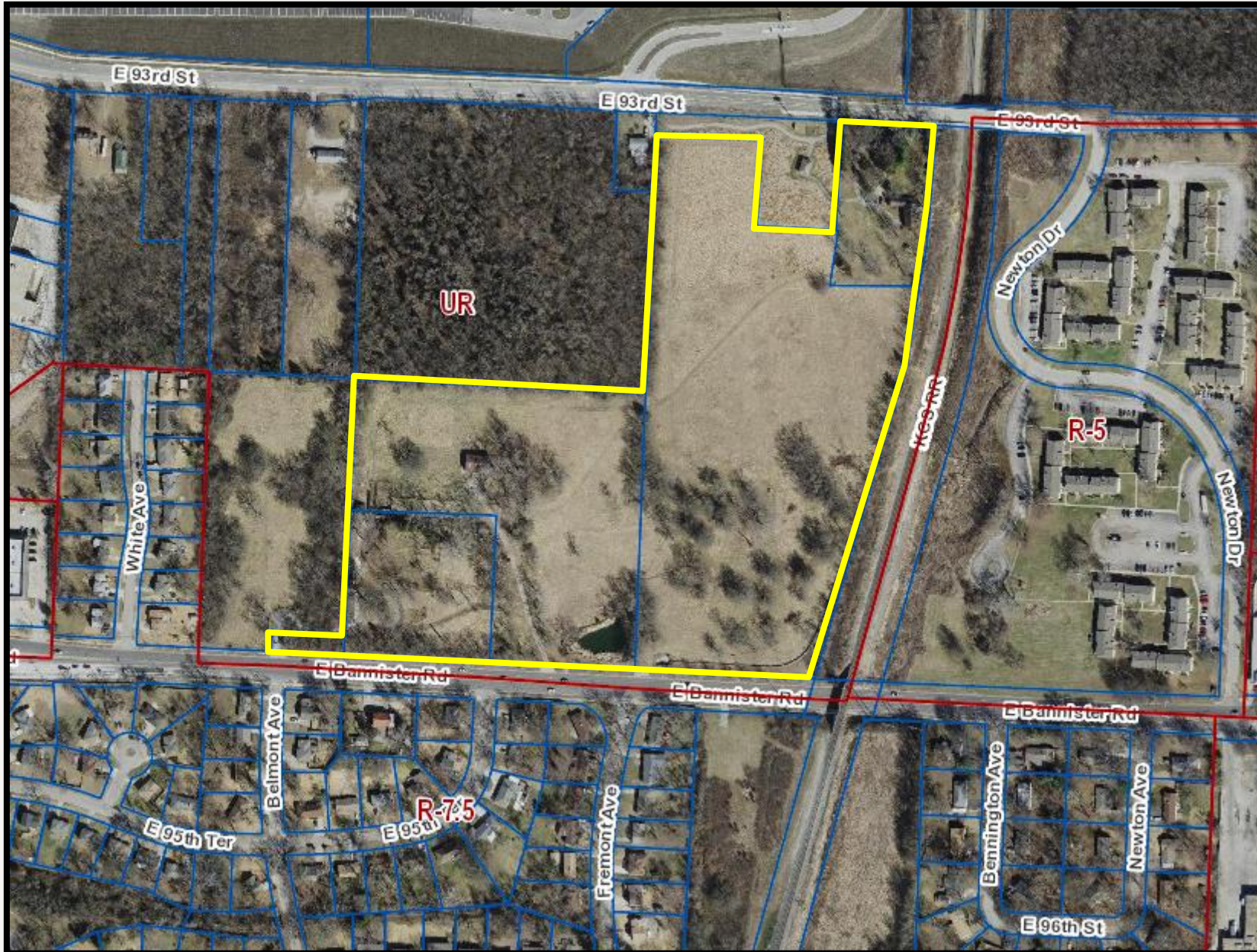
34
YEARS

186
COMMUNITIES

33,131
APARTMENT UNITS

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

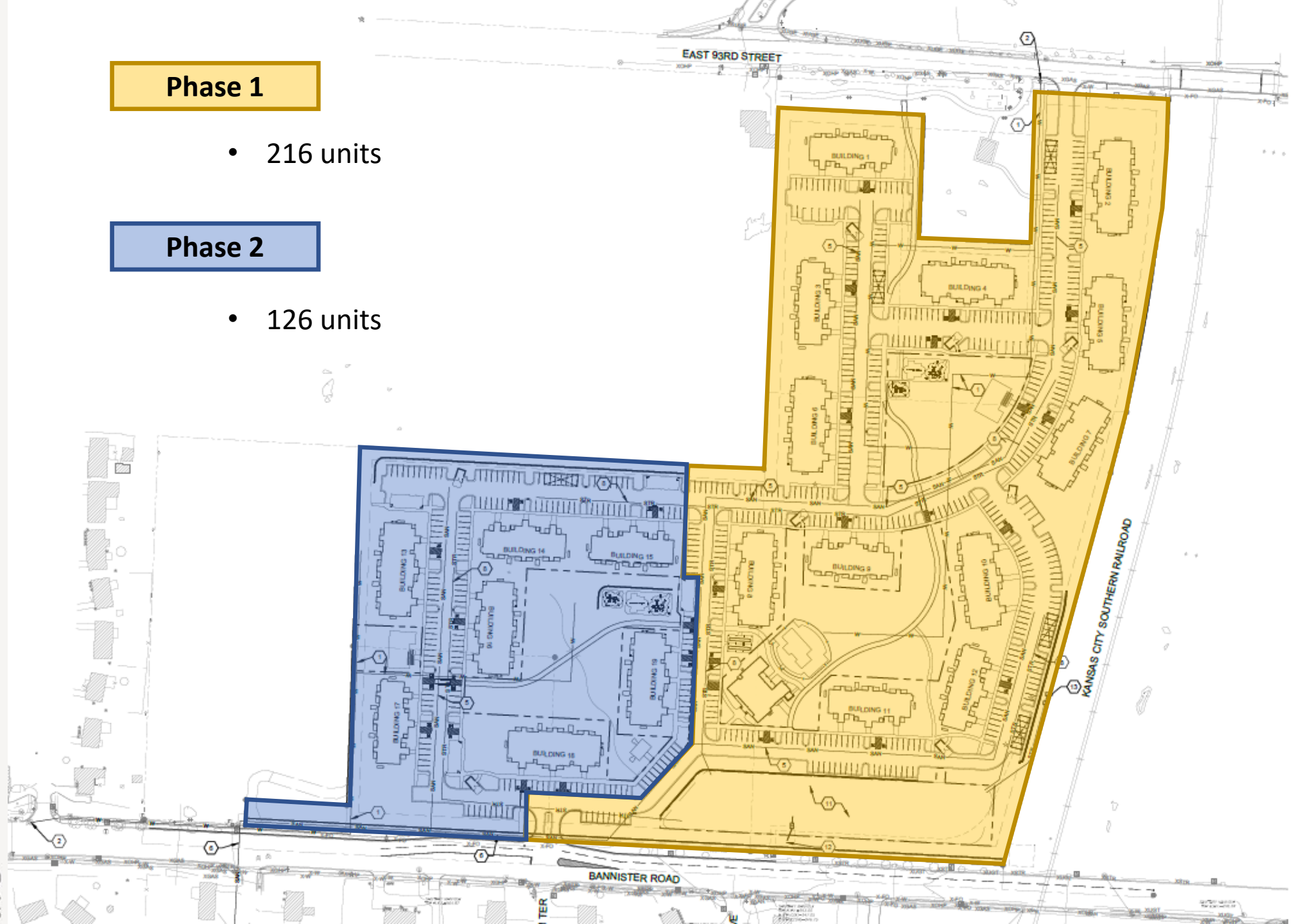


Phase 1

- 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

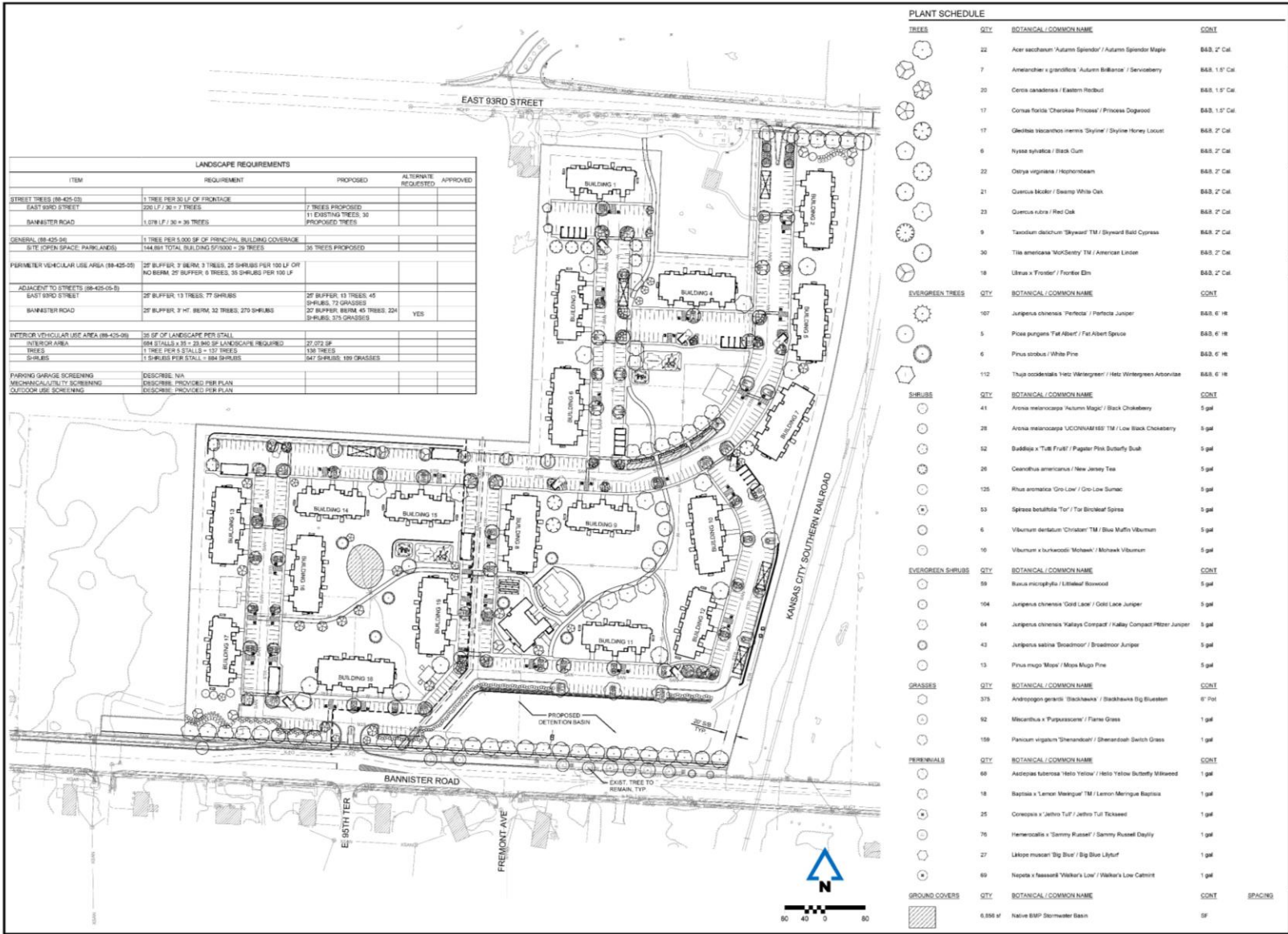
www.pedcorcompanies.com



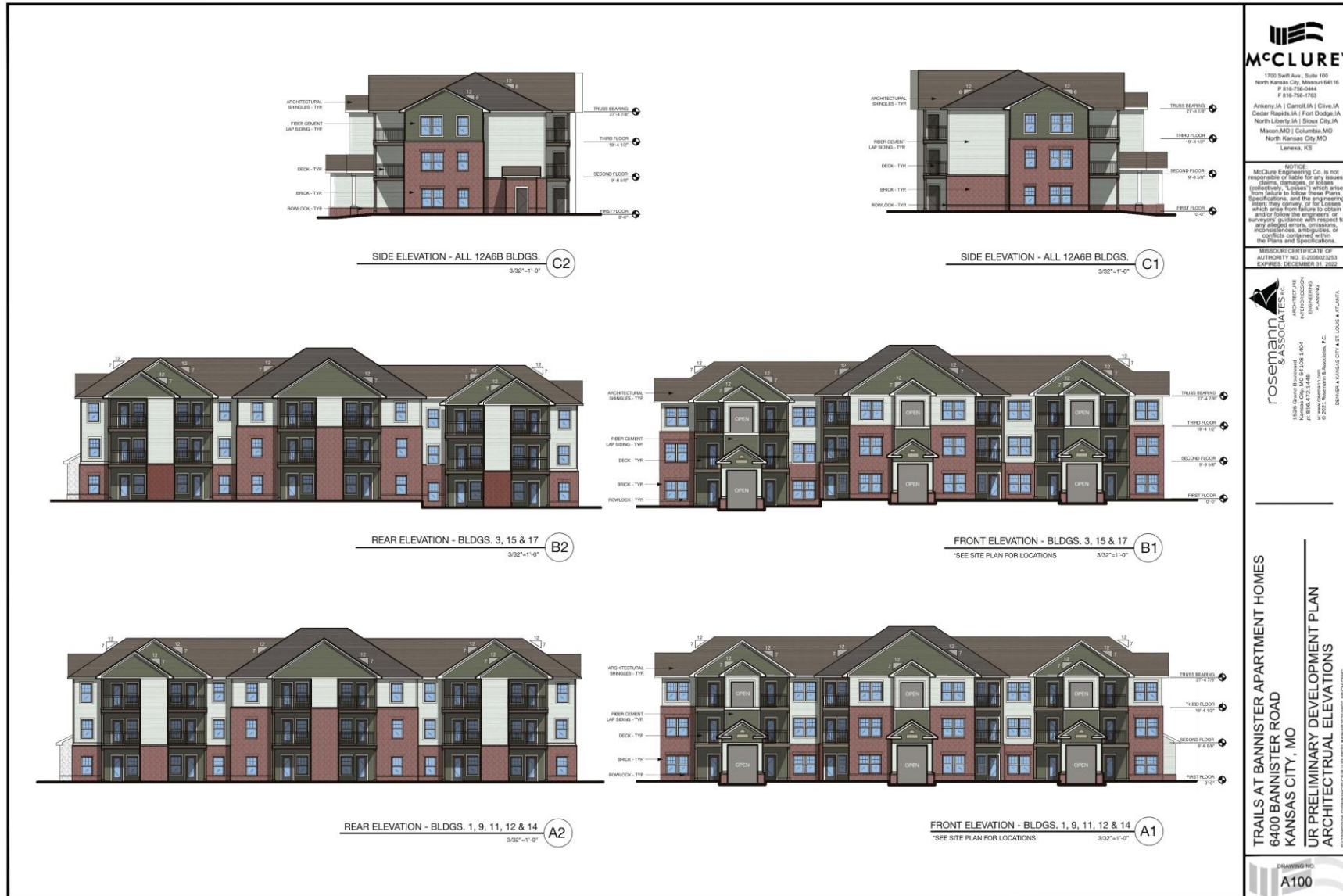
6601 E 93rd Street



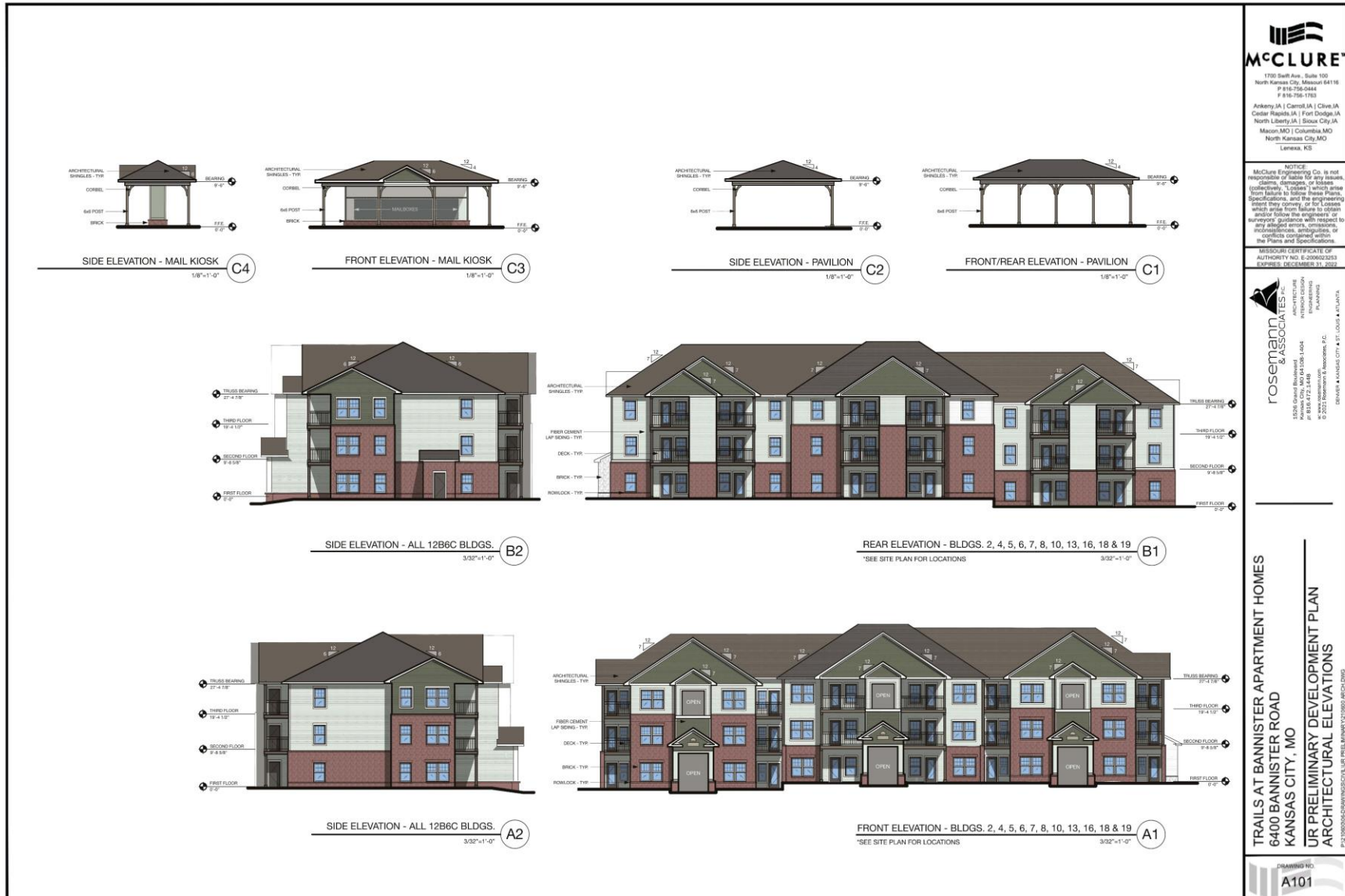
UR Development Plan – Site Plan



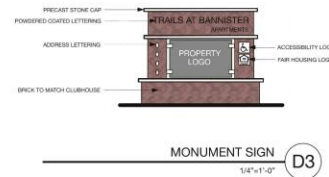
UR Development Plan – Elevations



UR Development Plan – Elevations



UR Development Plan – Elevations



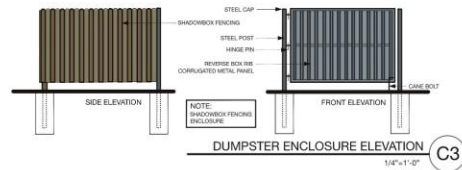
MONUMENT SIGN D3
1/4"=1'-0"



SIDE ELEVATION - GARAGE



REAR ELEVATION - GARAGE



DUMPSTER ENCLOSURE ELEVATION C3
1/4" = 1'-0"



SIDE ELEVATION - GARAGE



FRONT ELEVATION - GARAGE



SIDE ELEVATION - COMM. BUILDING B2



REAR ELEVATION - COMM. BUILDING B1



SIDE ELEVATION - COMM. BUILDING



FRONT ELEVATION - COMM. BUILDING A1



1700 Swift Ave., Suite 100
North Kansas City, Missouri 64116
P 816-756-0444
F 816-756-1783

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:
McClure Engineering Co. is not responsible or liable for any issues, claims, damages, or losses (collectively, "Losses") which arise from failure to follow these Plans, Specifications, and/or Engineer's intent, or for any Losses which arise from failure to obtain and/or follow the engineers' or surveyors' guidance with respect to any alleged errors, omissions, inconsistencies, ambiguities, or conflicts contained within the Plans and Specifications.

MISSOURI CERTIFICATE OF
AUTHORITY NO. E-2006023253
EXPIRES: DECEMBER 31, 2022



TRAILS AT BANNISTER APARTMENT HOMES
6400 BANNISTER ROAD
KANSAS CITY, MO

UR PRELIMINARY DEVELOPMENT PLAN
ARCHITECTURAL ELEVATIONS

© 2009/2010/2011/2012/2013/2014/2015/2016/2017/2018/2019/2020/2021/2022/2023/2024/2025/2026/2027/2028/2029/2030/2031/2032/2033/2034/2035/2036/2037/2038/2039/2040/2041/2042/2043/2044/2045/2046/2047/2048/2049/2050/2051/2052/2053/2054/2055/2056/2057/2058/2059/2060/2061/2062/2063/2064/2065/2066/2067/2068/2069/2070/2071/2072/2073/2074/2075/2076/2077/2078/2079/2080/2081/2082/2083/2084/2085/2086/2087/2088/2089/2090/2091/2092/2093/2094/2095/2096/2097/2098/2099/2100/2101/2102/2103/2104/2105/2106/2107/2108/2109/2110/2111/2112/2113/2114/2115/2116/2117/2118/2119/2120/2121/2122/2123/2124/2125/2126/2127/2128/2129/2130/2131/2132/2133/2134/2135/2136/2137/2138/2139/2140/2141/2142/2143/2144/2145/2146/2147/2148/2149/2150/2151/2152/2153/2154/2155/2156/2157/2158/2159/2160/2161/2162/2163/2164/2165/2166/2167/2168/2169/2170/2171/2172/2173/2174/2175/2176/2177/2178/2179/2180/2181/2182/2183/2184/2185/2186/2187/2188/2189/2190/2191/2192/2193/2194/2195/2196/2197/2198/2199/2200/2201/2202/2203/2204/2205/2206/2207/2208/2209/2210/2211/2212/2213/2214/2215/2216/2217/2218/2219/2220/2221/2222/2223/2224/2225/2226/2227/2228/2229/2230/2231/2232/2233/2234/2235/2236/2237/2238/2239/2240/2241/2242/2243/2244/2245/2246/2247/2248/2249/2250/2251/2252/2253/2254/2255/2256/2257/2258/2259/2260/2261/2262/2263/2264/2265/2266/2267/2268/2269/2270/2271/2272/2273/2274/2275/2276/2277/2278/2279/2280/2281/2282/2283/2284/2285/2286/2287/2288/2289/2290/2291/2292/2293/2294/2295/2296/2297/2298/2299/2300/2301/2302/2303/2304/2305/2306/2307/2308/2309/2310/2311/2312/2313/2314/2315/2316/2317/2318/2319/2320/2321/2322/2323/2324/2325/2326/2327/2328/2329/2330/2331/2332/2333/2334/2335/2336/2337/2338/2339/2340/2341/2342/2343/2344/2345/2346/2347/2348/2349/2350/2351/2352/2353/2354/2355/2356/2357/2358/2359/2360/2361/2362/2363/2364/2365/2366/2367/2368/2369/2370/2371/2372/2373/2374/2375/2376/2377/2378/2379/2380/2381/2382/2383/2384/2385/2386/2387/2388/2389/2390/2391/2392/2393/2394/2395/2396/2397/2398/2399/2400/2401/2402/2403/2404/2405/2406/2407/2408/2409/2410/2411/2412/2413/2414/2415/2416/2417/2418/2419/2420/2421/2422/2423/2424/2425/2426/2427/2428/2429/2430/2431/2432/2433/2434/2435/2436/2437/2438/2439/2440/2441/2442/2443/2444/2445/2446/2447/2448/2449/2450/2451/2452/2453/2454/2455/2456/2457/2458/2459/2460/2461/2462/2463/2464/2465/2466/2467/2468/2469/2470/2471/2472/2473/2474/2475/2476/2477/2478/2479/2480/2481/2482/2483/2484/2485/2486/2487/2488/2489/2490/2491/2492/2493/2494/2495/2496/2497/2498/2499/2500/2501/2502/2503/2504/2505/2506/2507/2508/2509/2510/2511/2512/2513/2514/2515/2516/2517/2518/2519/2520/2521/2522/2523/2524/2525/2526/2527/2528/2529/2530/2531/2532/2533/2534/2535/2536/2537/2538/2539/2540/2541/2542/2543/2544/2545/2546/2547/2548/2549/2550/2551/2552/2553/2554/2555/2556/2557/2558/2559/2560/2561/2562/2563/2564/2565/2566/2567/2568/2569/2570/2571/2572/2573/2574/2575/2576/2577/2578/2579/2580/2581/2582/2583/2584/2585/2586/2587/2588/2589/2590/2591/2592/2593/2594/2595/2596/2597/2598/2599/2600/2601/2602/2603/2604/2605/2606/2607/2608/2609/2610/2611/2612/2613/2614/2615/2616/2617/2618/2619/2620/2621/2622/2623/2624/2625/2626/2627/2628/2629/2630/2631/2632/2633/2634/2635/2636/2637/2638/2639/2640/2641/2642/2643/2644/2645/2646/2647/2648/2649/2650/2651/2652/2653/2654/2655/2656/2657/2658/2659/2660/2661/2662/2663/2664/2665/2666/2667/2668/2669/2670/2671/2672/2673/2674/2675/2676/2677/2678/2679/2680/2681/2682/2683/2684/2685/2686/2687/2688/2689/2690/2691/2692/2693/2694/2695/2696/2697/2698/2699/2700/2701/2702/2703/2704/2705/2706/2707/2708/2709/2710/2711/2712/2713/2714/2715/2716/2717/2718/2719/2720/2721/2722/2723/2724/2725/2726/2727/2728/2729/2730/2731/2732/2733/2734/2735/2736/2737/2738/2739/2740/2741/2742/2743/2744/2745/2746/2747/2748/2749/2750/2751/2752/2753/2754/2755/2756/2757/2758/2759/2760/2761/2762/2763/2764/2765/2766/2767/2768/2769/2770/2771/2772/2773/2774/2775/2776/2777/2778/2779/2780/2781/2782/2783/2784/2785/2786/2787/2788/2789/2790/2791/2792/2793/2794/2795/2796/2797/2798/2799/2800/2801/2802/2803/2804/2805/2806/2807/2808/2809/2810/2811/2812/2813/2814/2815/2

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!

