

Docket #12

Case No. CD-CPC-2022-00098

6200 E. Bannister Road

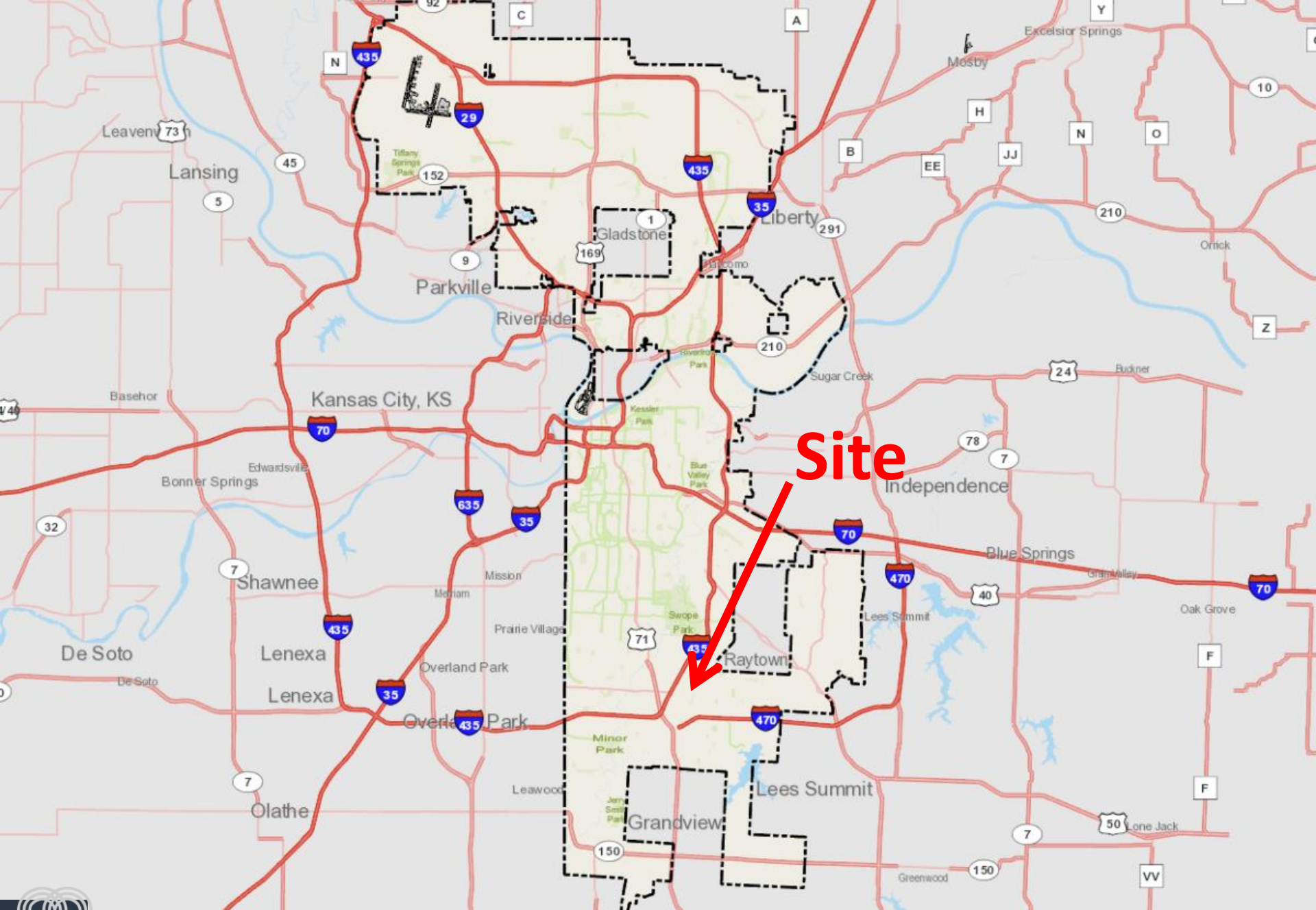
The Trails at Bannister

Rezoning to UR

Development Plan (Residential) & Preliminary Plat



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Site





KANSAS CITY
Planning & Dev

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View looking north from Bannister



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View looking northwest from Bannister



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View looking southwest from E. 93rd Street



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View looking east-southeast from E. 93rd Street



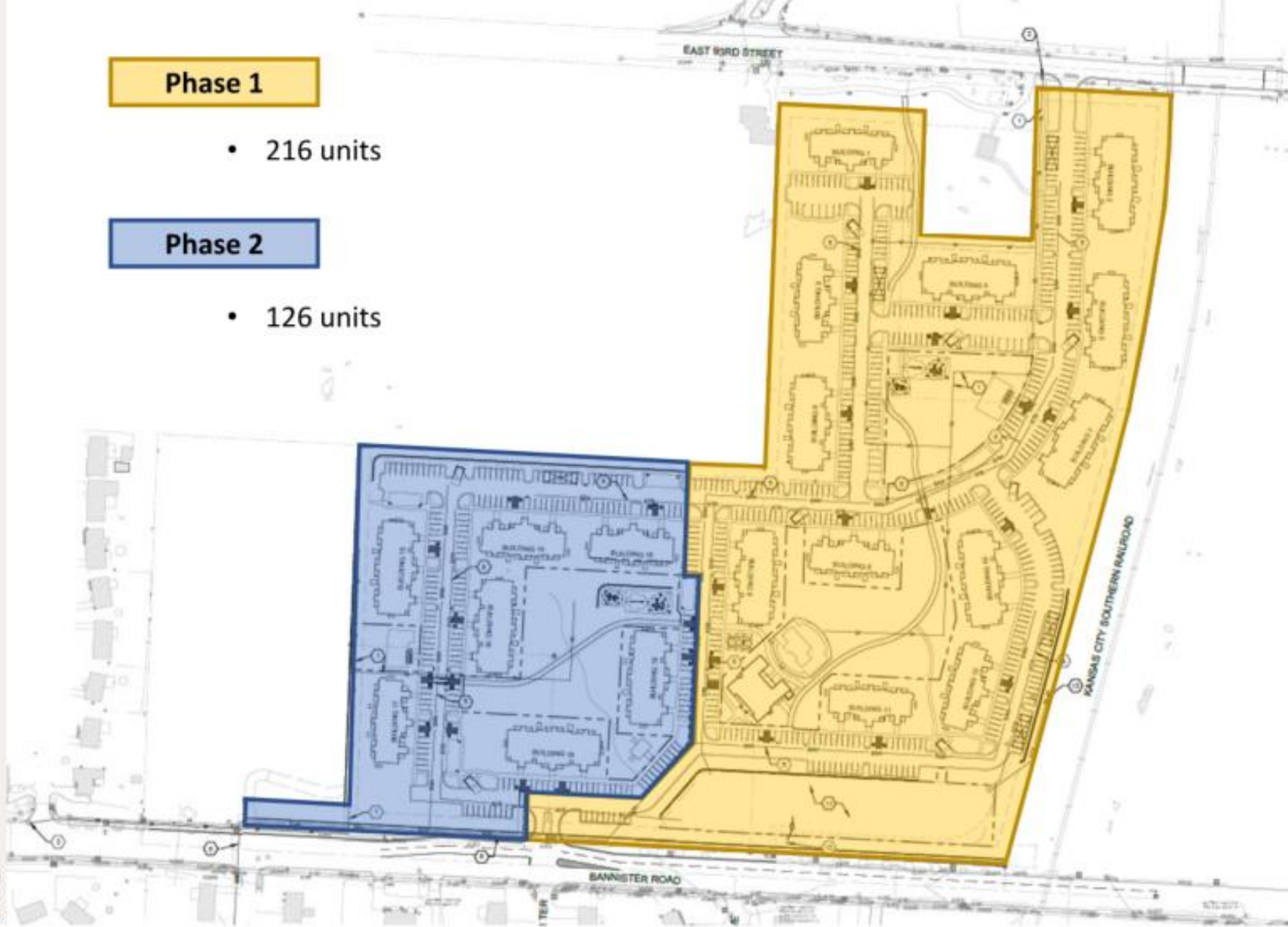
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Phase 1

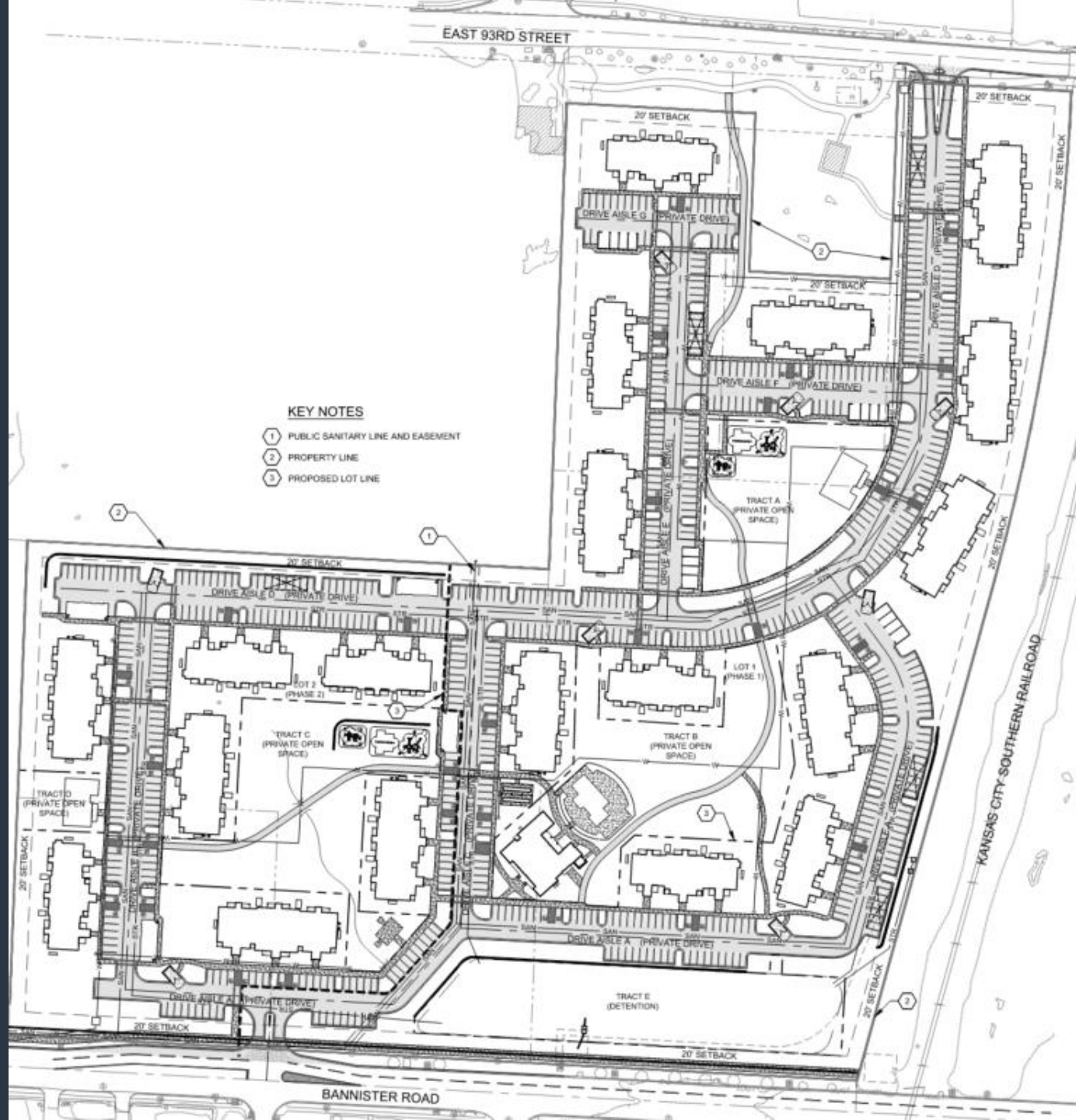
- 216 units

Phase 2

- 126 units



Site Plan



LANDSCAPE REQUIREMENTS			
REQUIREMENT	PROPOSED	ALTERNATE REQUESTED	APPROVED
PER 30 LF OF FRONTAGE 7.30 = 7 TREES	7 TREES PROPOSED		
7.7 / 32 = 36 TREES	11 EXISTING TREES; 30 PROPOSED TREES		
PER 5,000 SF OF PRINCIPAL BUILDING COVERAGE 1 TOTAL BUILDING SF/5000 = 29 TREES	35 TREES PROPOSED		
FFR; 3' HT. BERM; 3 TREES, 25 SHRUBS PER 100 LF OF RM; 25' BUFFER; 6 TREES, 35 SHRUBS PER 100 LF			
FFR; 13 TREES, 77 SHRUBS	25' BUFFER; 13 TREES, 45 SHRUBS, 72 GRASSES		
FFR; 3' HT. BERM; 32 TREES, 270 SHRUBS	20' BUFFER, BERM; 46 TREES, 224 SHRUBS, 275 GRASSES	YES	
OF LANDSCAPE PER STALL ALLS x 35 = 23,940 SF LANDSCAPE REQUIRED PER 5 STALLS = 137 TREES SSS PER STALL = 884 SHRUBS	27,072 SF 136 TREES 947 SHRUBS; 189 GRASSES		
RBE: N/A			
RBE: PROVIDED PER PLAN			
RBE: PROVIDED PER PLAN			

The site plan shows a development with 19 buildings, labeled BUILDING 1 through BUILDING 19. The buildings are arranged in a grid-like pattern with various setbacks and landscaping. A yellow circle highlights a specific area near BUILDING 14 and BUILDING 15. The plan includes a 'PROPOSED DETENTION BASIN' and a '20' S/S TYP' (typical) area. The site is bounded by EAST 93RD STREET to the north and BANNISTER ROAD to the south. A 'KANSAS CITY SOUTHERN RAILROAD' is shown to the east. The plan also includes a table of landscape requirements.



A SECTION

- NEW DESIGN
STANDARD



Staff is seeking the removal of condition #7

Revise plans to show raised pedestrian crossing at building #7 and between buildings #19 and #8 (88-450-03-C) prior to ordinance request.

The applicant stated that they cannot provide a raised pedestrian crossing due to accessible parking being in the area, the developer will install speed bumps near the two locations.

Pedestrian standards will be reviewed with each final plan for Phase I and Phase II



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Staff is seeking a change to condition #8

. The developer shall coordinate with Public Works to resolve all traffic safety related corrections along Bannister Road prior to ordinance request.

The condition shall read:

. The developer shall coordinate with Public Works to resolve all traffic safety related corrections along Bannister Road prior to final certificate of occupancy.



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Staff Recommendation:

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Approval with Conditions