



**CASE NUMBER: PC25-06: 3501 Blue Ridge Ext, Preliminary Plat** –A public hearing on a Development Services Application filed by Anthony Boyd with Falcon Foundation LLC (Applicant) for approval of a Preliminary Plat to construct a twenty (20) duplex subdivision.

**I. REQUESTED ACTION**

Planning Commission  
Public Hearing, Review, and Action

**TO:**  
PLANNING COMMISSION

**FROM:**  
Emily Spittler, Planner

**DATE:**  
October 18, 2023

**II. GENERAL INFORMATION**

**I. REPORT IN BRIEF**

The purpose of this report is to request the Planning Commission hold a Public Hearing in accordance with the enclosed hearing script (**Attachment A**) to approve a Preliminary Plat to allow the construction of twenty (20) duplexes for a total of forty (40) residential units called Falcon Trails.

**II. BACKGROUND**

In August 2023, this property was re-zoned from AG, Agricultural District to PD, Planned Development. In conjunction with this re-zoning, the Planning Commission unanimously approved a preliminary plat and the Board of Aldermen approved a Conceptual Development Plan for a subdivision neighborhood of twenty (20) duplexes.

The developer has been progressing through the development process and the site plan for the project was approved in September 2024.

As it has been over one year since August 2023, the approved preliminary plat has expired. The applicant is seeking to re-approve the same preliminary plat that was approved in 2023 (**Attachment C**).

The intent of this Preliminary Plat is to subdivide the property into twenty (20) individual building lots and common area tracts to allow for the construction of twenty (20) duplexes for forty (40) total residential units.

**III. BODY OF REPORT**

General Information

- **Applicant:** Anthony Boyd, Falcon Foundation LLC
- **Location:** 3501 Blue Ridge Extension, Grandview, Missouri 64030

- **Existing Zoning of Surrounding Parcels (Attachment B):**

**North:** R-1, Single Family Residential and PD, Planned District



# GRANDVIEW

*Building Tomorrow's Community*

East: R-3, Multi-Family Residential District  
South: I-1, Light Industrial  
West: AG, Agricultural District and I-1, Light Industrial District

- **Land Use of Surrounding Parcels:**

North: Single-Family Residential  
East: Multi-Family Residential  
South: Various Industrial Uses  
West: One Single-Family Home and Undeveloped land

- **Public Notice:**

The public hearing notice was published in *The Kansas City Star* on August 13, 2025 (**Attachment D**) and courtesy letters were sent out to all property owners within 185 feet of the subject property on August 13, 2025. (**Attachment E**).

#### IV. **Regulation Requirements**

The requirements for the consideration of a Preliminary Plat are listed in Article II of the Subdivision Regulations of the City of Grandview, Section 27-42 of the Grandview Code of Laws. This Section addresses the following items:

- a) Descriptive Data
- b) Existing Conditions Data
- c) Proposed Conditions Data
- d) Proposed Utility Methods
- e) Presentation to the Planning Commission
- f) Duration of Preliminary Plat Approval

Examples of the specifics items listed above include proposed name of the subdivision, scale, subdivider/engineer/surveyor information, legal description, vicinity map, topography by contours (not more than 2'), rights-of-way or permanent structures to remain (location, width and names), location of floodways, floodplains or natural drainage, existing zoning, acreage, street layout (with proposed names) and easements, lot dimensions (total number of lots), designation of all land to be dedicated or reserved for public use, entry monument signs, sanitary sewer system components, water supply components, storm sewer system components,

The Planning Commission shall examine the preliminary plat, and other such information it deems necessary to ascertain whether the preliminary plat conforms to the ordinances of the City, and conforms to the comprehensive plan and other duly adopted plans of the city. The Commission shall, within forty-



five (45) days of the filing of the plat with the Director of Community Development, take action to approve, deny modify, or conditionally approve said plat.

The approval of the Preliminary Plat by the Planning Commission shall be valid for a period of one (1) year from the date of such approval, after which such plat shall be void, except upon application to and approval by the Planning Commission of an extension of such period of validity.

**V. RECOMMENDATION**

Staff recommends the Planning Commission hold a public hearing on the proposed Preliminary Plat, consider all public comments, and approve this Preliminary Plat.

**VI. ATTACHMENTS**

- A. Public Hearing Script
- B. Aerial/ Zoning Map
- C. Preliminary Plat
- D. Public Notice
- E. Courtesy Letter
- F. Application

# ATTACHMENT A

## Planning Commission Public Hearing Script Preliminary Plat Subdivision

\_\_\_\_\_ To protect the rights of all parties involved and in order to create an opportunity for everyone to speak their opinions in an orderly fashion, the Planning Commission follows specific fact finding procedure. Your attention to this procedure is appreciated.

\_\_\_\_\_ We would like to formally open the hearing regarding Case Number **PC25-06**. Have any Planning Commissioners had any outside contacts regarding this case? If so, please indicate who you have spoken with and explain the nature of the conversation.

\_\_\_\_\_ Do any Planning Commissioners have a conflict of interest in this case?

\_\_\_\_\_ Staff, please give a brief background and facts concerning this case?

\_\_\_\_\_ Is the applicant or his/her agent in attendance? Please step forward and state your name and address and sign before presenting your case. You have ten (10) minutes to present your case. Planning Commission members may request clarification at the end of your presentation.

\_\_\_\_\_ Is there anyone in the audience who would like to comment or ask questions concerning this case? You may have five (5) minutes to comment or ask questions. Please clearly state your name and address and sign in before commenting.

\_\_\_\_\_ If there are no further comments, we will ask the Commission Staff to provide its recommendations regarding this case. Staff?

\_\_\_\_\_ Does the applicant wish to rebut any statements made in the staff report or in the public comments?

\_\_\_\_\_ Does any member of the public wish to rebut any statements made in the Staff report or by the applicant?

\_\_\_\_\_ Does the Commission have any further questions of the applicant or staff?

\_\_\_\_\_ If not, the public hearing is now closed.

\_\_\_\_\_ The Chair will entertain a motion at this time.

\_\_\_\_\_ A motion to (repeat motion) based on (repeat factors) has been made and seconded. Is there any discussion?

**ATTACHMENT A**

\_\_\_\_\_ Staff, please call the roll. Motion (carries or fails).

**Sample Motion.**

**I move that we recommend (approval / approval with conditions/to continue the hearing/denial) of this Preliminary Plat:**

**Conditions or modifications:**

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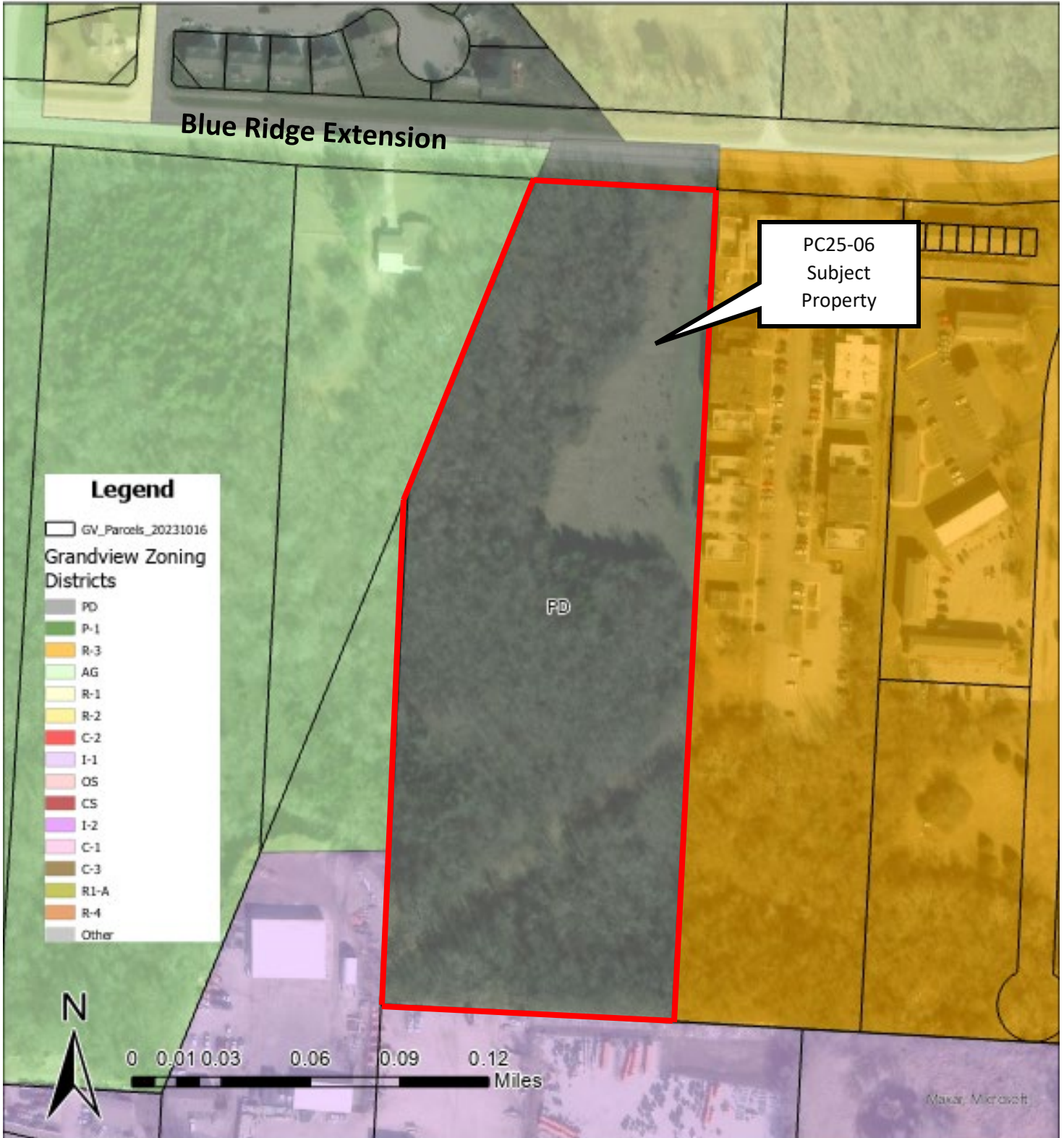
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Official Aerial Map of

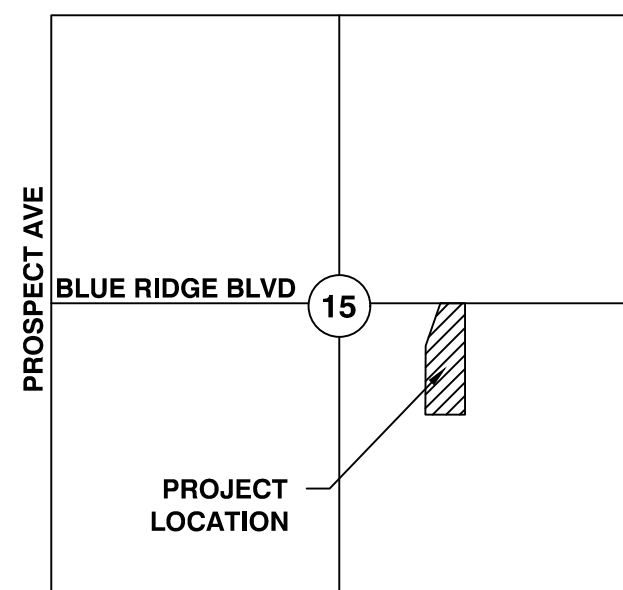
**GRANDVIEWMO**

City Municipal Offices | 1200 Main Street  
Community Development Department  
Grandview, Missouri 64030  
Main: [816] 316-4817



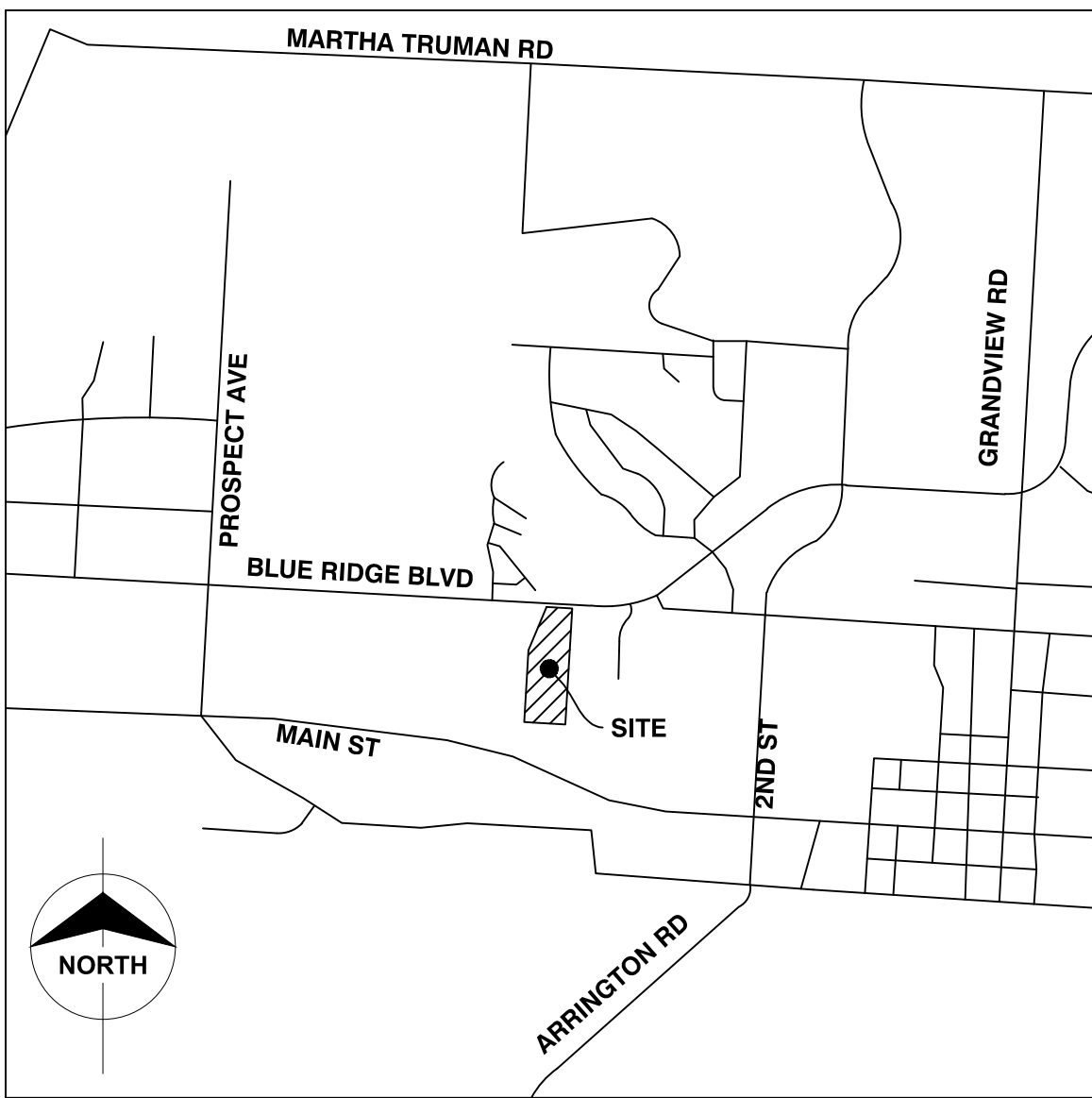
# PRELIMINARY PLAT FOR FALCON TRAILS

## A SUBDIVISION IN GRANDVIEW, JACKSON COUNTY, MISSOURI SE 1/4 SECTION 15, TOWNSHIP 47N, RANGE 33W



**VICINITY MAP**  
S15 T47N R33W  
N.T.S.

**PROPERTY OWNER**  
FALCON FOUNDATIONS LLC  
121 W 63RD STREET, STE 202  
KANSAS CITY, MO 64113  
(816)-215-8710  
Jonathanjennings@yahoo.com



**LOCATION MAP**  
N.T.S.

### LEGAL DESCRIPTION

ALL THAT PART OF TRACT 2 LYING NORTH OF A LINE DRAWN PARALLEL TO AND 135.42 FEET NORTH OF THE SOUTH LINE OF SAID TRACT 2, OF COMMISSIONER'S PLAT OF THE JOSEPH SPECK ESTATE, A SUBDIVISION IN JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, EXCEPT THAT PART DEEDED TO SKIP JACK, INCORPORATED AS SHOWN IN WARRANTY DEED BOOK 232 AT PAGE 964 AS DOCUMENT NO. 1971K0106295, AND EXCEPT THAT PART DEEDED TO ROBIN HOOD REALTY, INC., A MISSOURI CORPORATION, AS SHOWN IN WARRANTY DEED BOOK B5677 AT PAGE 598 AS DOCUMENT NO. 1964B0474769.

### BENCHMARK

STATION JA-131: KC METRO ALUMINUM DISK, LOCATED 46' SOUTH OF CENTER OF BLUE RIDGE BOULEVARD AND 120' EAST OF DRIVEWAY.  
ELEVATION = 952.75

### FLOODPLAIN NOTE

THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) 29095C0395G, EFFECTIVE JANUARY 20, 2017.

### MAINTENANCE OF TRACTS

TRACT "A" & "C" SHALL BE USED FOR PRIVATE OPEN SPACE AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.  
TRACT "B" SHALL BE USED FOR DETENTION AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION

CITY IS GRANTED THE RIGHT, BUT IS NOT OBLIGATED TO ENTER UPON TRACT B IN ORDER TO MAINTAIN THE FACILITIES INCLUDING THE PIPES, STRUCTURES, GROUNDS, AND APPURTENANCES OF OWNER FAILS TO MAINTAIN SAME.

### LAND USE TABLE

EXISTING ZONING	AGRICULTURE (AG)
PROPOSED ZONING	PLANNED DISTRICT (PD)
UNDERLYING ZONING	TWO-FAMILY RESIDENTIAL (R-2)
EXISTING LAND USE	VACANT
PROPOSED LAND USE	TWO-FAMILY RESIDENTIAL
GROSS SITE AREA	9.74 ± AC 424,162 SF
PROPOSED RIGHT-OF-WAY	1.31 AC 56,983 SF
TOTAL RESIDENTIAL AREA	4.87 ± AC 212,256 SF
OPEN SPACE AREA (TRACT A)	0.26 AC
DETENTION AREA (TRACT B)	0.77 AC
OPEN SPACE AREA (TRACT C)	2.53 AC
OPEN SPACE REQUIRED	7.5%
OPEN SPACE PROVIDED	36.5%
NUMBER OF LOTS	20
PROPOSED NO. BUILDINGS	20
NET DENSITY	8.21 UNITS/ACRE
NUMBER OF FLOORS	1
BUILDING FLOOR AREA	3,810 SF
BUILDING HEIGHT	NOT MORE THAN 20'
COMMENCEMENT DATE	TBD
COMPLETION DATE	TBD

### R-2 ZONING REGULATIONS

LOT WIDTH	50-80 FT
LOT AREA	5,000-10,000 FT
MAXIMUM LOT COVERAGE	50%
FRONT SETBACK	25 FT
STREET SIDE SETBACK	25 FT
INTERIOR SIDE SETBACK	5 FT
REAR SETBACK	30 FT
MAXIMUM BUILDING HEIGHT	40 FT

### EROSION CONTROL NOTES

THE DEVELOPER SHALL BE RESPONSIBLE FOR TEMPORARY EROSION CONTROL WITHIN THE BOUNDARIES OF THE DEVELOPMENT. EROSION CONTROL MEASURES WILL BE INSTALLED PER APWA STANDARDS. THIS INCLUDES BUT IS NOT LIMITED TO THE INSTALLATION OF SILT FENCE, WATTLE, SLOPE STABILIZATION, AND INLET PROTECTION. PERMANENT EROSION CONTROL SHALL BE MAINTAINED BY THE HOA.

### WATER

A WATER NETWORK WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE TO APWA, MDNR, AND THE CITY OF GRANDVIEW TO PROVIDE SERVICE TO EACH LOT IN THE SUBDIVISION. THE WATER MAIN SHALL BE A MINIMUM OF 8" DIAMETER AWWA C900 PVC. THE WATER MAIN WILL CONNECT TO THE EXISTING MAIN LOCATED ALONG THE SOUTH SIDE OF BLUE RIDGE BLVD AND A STUB FOR FUTURE SERVICE WILL BE PROVIDED.

### SANITARY SEWER

A SANITARY SEWER SYSTEM WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE TO APWA, MDNR, AND THE CITY OF GRANDVIEW TO PROVIDE SERVICE TO EACH LOT IN THE SUBDIVISION. THE SANITARY SEWER MAIN WILL BE CONSTRUCTED OF 8" PVC SDR-26 OR SDR-21, AS DEPTH REQUIRED. THE SANITARY SEWER WILL CONNECT TO EXISTING CITY MANHOLE 18205 LOCATED NEAR THE SOUTH CORNER OF LOT 12. THE EXISTING PIPE OUT OF THE CONNECTING MANHOLE IS A 10" VCP, FLOWING TO THE WEST OF THE PROPERTY.

### STORMWATER MANAGEMENT

A STORM DRAINAGE SYSTEM WILL BE DESIGNED AND CONSTRUCTED PER APWA TO ADEQUATELY SERVE THE SUBDIVISION. THE PROPOSED STORM SEWER WILL DIRECT THE MAJORITY OF RUNOFF FLOW FROM THE DEVELOPMENT TO THE DETENTION POND ON THE WEST LINE OF THE PROPERTY. THE DETENTION POND WILL ALSO SERVE AS A WATER QUALITY BMP. THE OUTLET CONTROL STRUCTURE WILL BE DESIGNED TO CONTROL RUNOFF FLOW PER APWA 5600 AND WILL FLOW TO EXISTING CREEK. A STREAM SETBACK WILL BE ESTABLISHED 50' FROM BANK ON EITHER SIDE OF THE STREAM FOR THE PROPERTY LIMITS. LOT LINE SWALES WILL BE PROVIDED TO CARRY RUNOFF FLOW TO THE STORM SEWER.

### PUBLIC STREETS

ALL DEDICATED RIGHT OF WAY IS 50-FT, AND STREETS HAVE A BACK TO BACK WIDTH OF 28-FT WITH APWA TYPE CG-2 CURB AND GUTTER. ALL BACK OF CURB RADIUS ARE 25-FT. RESIDENTIAL STREETS SHALL HAVE A MINIMUM AND MAXIMUM RUNNING SLOPE OF 1% AND 10% RESPECTIVELY AND CROSS SLOPE OF 2%. CONCRETE SIDEWALKS WILL BE CONSTRUCTED ON ONE SIDE OF THE ROAD AND WILL BE 5' WIDE AND 4" THICK. ALL STREETS ARE RESIDENTIAL LOCAL ASPHALT STREETS, AND CONFORM TO THE STANDARDS PER APWA.

### EASEMENTS

ADDITIONAL EASEMENTS WILL BE PROVIDED, AS NECESSARY, UPON COMPLETION OF THE CONSTRUCTION PLANS. THE FINAL PLAT WILL REFLECT THE FINAL EASEMENT LOCATIONS AND TYPE.

### LOT AREA TABLE

LOT NUMBER	LOT AREA (SF)	LOT AREA (AC)	LOT COVERAGE (%)
1	11,457	0.26	39.10
2	9,200	0.21	48.70
3	9,200	0.21	48.70
4	9,200	0.21	48.70
5	9,200	0.21	48.70
6	9,200	0.21	48.70
7	9,201	0.21	48.70
8	10,594	0.24	42.30
9	12,854	0.30	35.40
10	12,655	0.29	35.90
11	11,955	0.27	38.10
12	12,096	0.28	37.20
13	12,216	0.28	36.90
14	10,285	0.24	40.50
15	8,779	0.20	47.40
16	10,404	0.24	43.10
17	9,686	0.20	46.30
18	13,017	0.30	34.40
19	10,777	0.25	41.60
20	10,280	0.24	43.60
TRACT A	11,221	0.26	0.00
TRACT B	143,701	3.30	0.00

TYPICAL BUILDING: 2 UNITS=1,904.50 SF PER UNIT  
NOTE: LOT COVERAGE IS DEFINED AS ANY SPACE COVERED BY ANY BUILDING OR PAVEMENT.



### LEGEND

- EXISTING SANITARY MANHOLE
- EXISTING GAS PIPELINE MARKER
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING FIRE WIRE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED SANITARY MANHOLE
- PROPOSED CURB INLET
- PROPOSED LIGHT POLE
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND GAS
- EXISTING UNDERGROUND WATER
- EXISTING SANITARY SEWER
- EXISTING TREE LINE
- PROPOSED SANITARY SEWER
- PROPOSED WATER SEWER
- PROPOSED STORM SEWER
- 25' BUILDING LINE
- 10' UTILITY EASEMENT

**POWELL** C W M  
ARCHITECTURE/ENGINEERING/SURVEYING  
3200 S. State Route 291, Bldg. 1, Independence, MO 64057  
816.373.4800 | powellcwm.com

**PRELIMINARY**  
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**PRELIMINARY PLAT for FALCON TRAILS SUBDIVISION**  
3501 BLUE RIDGE EXT  
GRANDVIEW, JACKSON COUNTY, MISSOURI, 64113

PREPARED FOR:  
ANTHONY BOYD  
11216 HICKMAN MILLS DR  
KANSAS CITY, MO 64134  
816-935-4749  
acboyd44@gmail.com

REVISIONS NO.	DATE / DESCRIPTION
1	
2	
3	
4	
5	
6	

PROJECT #: 22-2148  
ISSUE DATE: 07-14-2023  
ISSUED FOR: PRELIMINARY  
**PRELIMINARY PLAT**

TO BE PUBLISHED  
The Kansas City Star  
Wednesday August 13, 2025

NOTICE OF PUBLIC HEARING

The Grandview Planning Commission will hold a public hearing on Wednesday, September 3<sup>rd</sup>, 2025 at 6:00p.m. in the Municipal Services Building, 1200 Main Street, Grandview, Missouri, to consider the following:

*A Development Services Application has been filed by Anthony Boyd of Falcon Foundations, LLC for a Preliminary Plat (PC25-06) for a parcel of land addressed 3501 Blue Ridge Ext. Grandview, MO 64030. This property is legally described as:*

*SPECK JOSEPH ESTATE COMM PLAT TH PT TR 2 DAF: BEG 735' W OF NE COR TR 2 TH W  
ALG S 11 BLUE RIDGE BLVD 255' TH SWLY 470' TH E 410' TH N 1155' TO POB TH E 410'  
TO POB*

Interested individuals are invited to attend and submit comments and questions at the public hearing. Additional information for this project may be found on the city's Event Calendar on the September 3<sup>rd</sup> Planning Commission meeting link: [www.grandview.org/calendar](http://www.grandview.org/calendar). The full meeting packet will be posted to this webpage one (1) week prior to the Planning Commission meeting. You may also visit [grandview.org/zoning](http://grandview.org/zoning) and click on the contact staff button or visit the Community Development Department Monday through Friday during operating hours from 8 a.m. to 5 p.m.



August 13, 2025

**COURTESY NOTICE OF PUBLIC HEARING REGARDING DEVELOPMENT SERVICES  
APPLICATION FOR A PRELIMINARY PLAT**

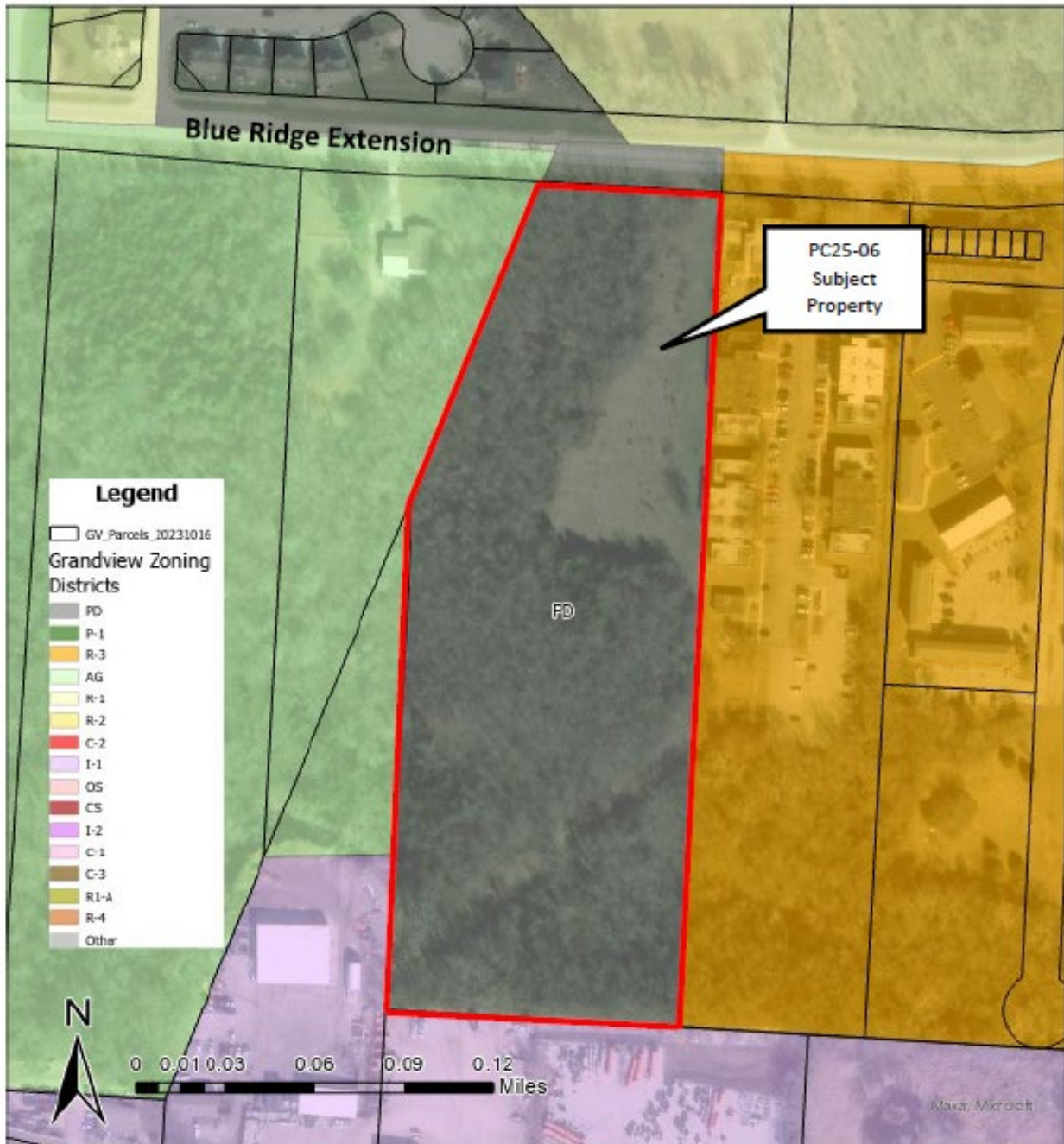
The purpose of this letter is to better inform you of the upcoming public hearing concerning the following application received by the Community Development Department:

*A Development Services Application has been filed by Anthony Boyd of Falcon Foundations, LLC for a Preliminary Plat (PC25-06) for a parcel of land addressed 3501 Blue Ridge Ext. Grandview, MO 64030. This property is legally described as:*

*SPECK JOSEPH ESTATE COMM PLAT TH PT TR 2 DAF: BEG 735' W OF NE COR TR 2 TH W ALG S 11 BLUE RIDGE BLVD 255' TH SWLY 470' TH E 410' TH N 1155' TO POB TH E 410' TO POB*

**The public hearing to receive public comment for this application will be held at Grandview City Hall at 6:00 p.m. before the Planning Commission on Wednesday, September 3, 2025.** As your property is located within 185 feet of the parcel under consideration, you are encouraged to appear at the public hearing to provide questions, comments, and your position regarding this application. You may submit written comments if you are unable to attend these hearings.

Additional information for this project may be found on the City's Event Calendar on the September 3rd Planning Commission meeting link: [www.grandview.org/calendar](http://www.grandview.org/calendar). The full meeting packet will be posted to this webpage one (1) week prior to the Planning Commission meeting. You may also visit [grandview.org/zoning](http://grandview.org/zoning) and click on the contact staff button or visit the Community Development Department Monday through Friday during operating hours from 8 a.m. to 5 p.m.





**GRANDVIEW**  
Building Tomorrow's Community

## Development Services Application

### Applicant

Full Name: Anthony Boyd  
 Address: 11216 Hickman Mills Drive City: Kansas City State: MO Zip: 64134  
 Phone: (816)-935-4749 Email: acboyd44@gmail.com

### Property Owner

Full Name: Falcon Foundation LLC  
 Address: 121 W 63rd Street. ste 202 City: Kansas City State: MO Zip: 64113  
 Phone: (816)-215-8710 Email: jonathonjennings@yahoo.com

### Engineer/ Surveyor

Full Name: Jade Rodell - Tipton  
 Address: 3200 S State Route 291, Bldg. 1 City: Independence State: MO Zip: 64057  
 Phone: (816)-373-4800 Email: jrodell-tipton@powellcwm.com

Please select the type of submittal below.

### PLAN OR PERMIT REVIEW

- Site Plan Review\*
- Conditional Use Permit\*
- Temporary Use Permit
- Street Name Change

Development Name: \_\_\_\_\_  
 Development Location: \_\_\_\_\_  
 Proposed Use(s): \_\_\_\_\_  
 Street Name from: \_\_\_\_\_ To: \_\_\_\_\_

### PLANNED DEVELOPMENTS OR DISTRICTS

- Preliminary Development Plan\*
- Conceptual Development Plan\*

Development Name: Falcon Trails  
 Development Location: 3501 Blue Ridge Ext, Grandview, Mo 64030  
 Proposed Use(s): Two-Family

### AMENDMENT(S) TO

- Zoning Map
- Zoning Text
- Comprehensive Plan

Existing Zoning: AG Proposed Zoning: PD  
 Existing Land Use: Vacant Proposed Land Use: R-2  
 Land Area: \_\_\_\_\_  
 Section: \_\_\_\_\_

DIVISION

- PRELIMINARY PLAT
- FINAL PLAT
- MINOR SUBDIVISION

Subdivision Name\*\*: FALCON TRAILS

Subdivision Location: 3501 Blue Ridge Ext, Grandview, Mo 64030

Type:  Lot Split  Lot Consolidation  Lot Line Adjustment

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ZONING BOARD OF ADJUSTMENT

VARIANCE Type:  Area  Use Variance from Section: \_\_\_\_\_

APPEAL OF ADMIN. DECISION APPEAL OF SECTION: \_\_\_\_\_

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Signature:  Print: Anthony B. J. A. Date: 7-3-25

**INCOMPLETE APPLICATIONS, INCLUDING THEIR REQUIRED DOCUMENTS AND PAYMENT, WILL NOT BE ACCEPTED**

\* Submittal of four (4) paper and one (1) electronic plan sets required

\*\* Contact Jackson County Assessor Mapping Department to ensure name does not already exist