



Development Services Application

Applicant

Full Name: TWG Development - Jackson Taylor
 Address: 1301 E. Washington St., STE 100 City: Indianapolis State: IN Zip: 46202
 Phone: 317-408-1374 Email: jackson.taylor@twgdev.com

Property Owner

Full Name: MC Byars 150, LLC - Authorized Representative: Fred L. Merrill, Jr.
 Address: 5621 W 135th St, Suite 2650 City: Overland Park State: KS Zip: 66223
 Phone: 913-338-3800 Email: fred@merrillcompanies.com

**Engineer/
Surveyor**

Full Name: Bartlett & West - Katelyn Wolf & Steve Marino
 Address: 10895 Grandview Drive, Ste 110 City: Overland Park State: KS Zip: 66210
 Phone: Katelyn: 785-330-7040 Email: Katelyn: katelyn.wolf@bartwest.com
Steve: 785-228-3272 Steve: steve.marino@bartwest.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: The Greens at Grandview
 Development Location: 15101 Byars Rd, Grandview, MO 64030
 Proposed Use(s): Multi-Family Apartment Complex

AMENDMENT(S) TO

- Zoning Map
- Zoning Text
- Comprehensive Plan

Existing Zoning: _____ Proposed Zoning: _____
 Existing Land Use: _____ Proposed Land Use: _____
 Land Area: _____
 Section: _____

SUBDIVISION

PRELIMINARY PLAT

FINAL PLAT

MINOR SUBDIVISION

Subdivision Name**: Tracts 1-4, Grand Summit

Subdivision Location: 15101 Byars Rd, Grandview, MO 64030

Type: Lot Split Lot Consolidation Lot Line Adjustment

ZONING BOARD OF ADJUSTMENT

VARIANCE Type: Area Use Variance from Section: _____

APPEAL OF ADMIN. DECISION APPEAL OF SECTION: _____

Signature: Jackson Taylor Print: Jackson Taylor Date: 8/26/25

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

***First American Title Insurance Company
National Commercial Services***

August 21, 2025

Brian Hiltunen
TWG Development
1301 E Washington St Ste 100
Indianapolis IN 46202

Re: file # 1232493 Byars Road and East 147th St.
Grandview MO

Brian,

Good afternoon, for neighbors within a 185 ft radius please see the following:

To the immediate west: **Prime Healthcare Services- KC LLC**, Mailing address: 3480 E Guasti Rd #3 Ontario CA 91761

West (center of Prime Healthcare parcel) Grandview **Medical LLC** Mailing address: 4622 Pennsylvania Ave #700, Kansas City, MO 64112

East: **Grand Summit Properties** Mailing address: 1165 E Joyce Blvd Fayetteville AR 72703

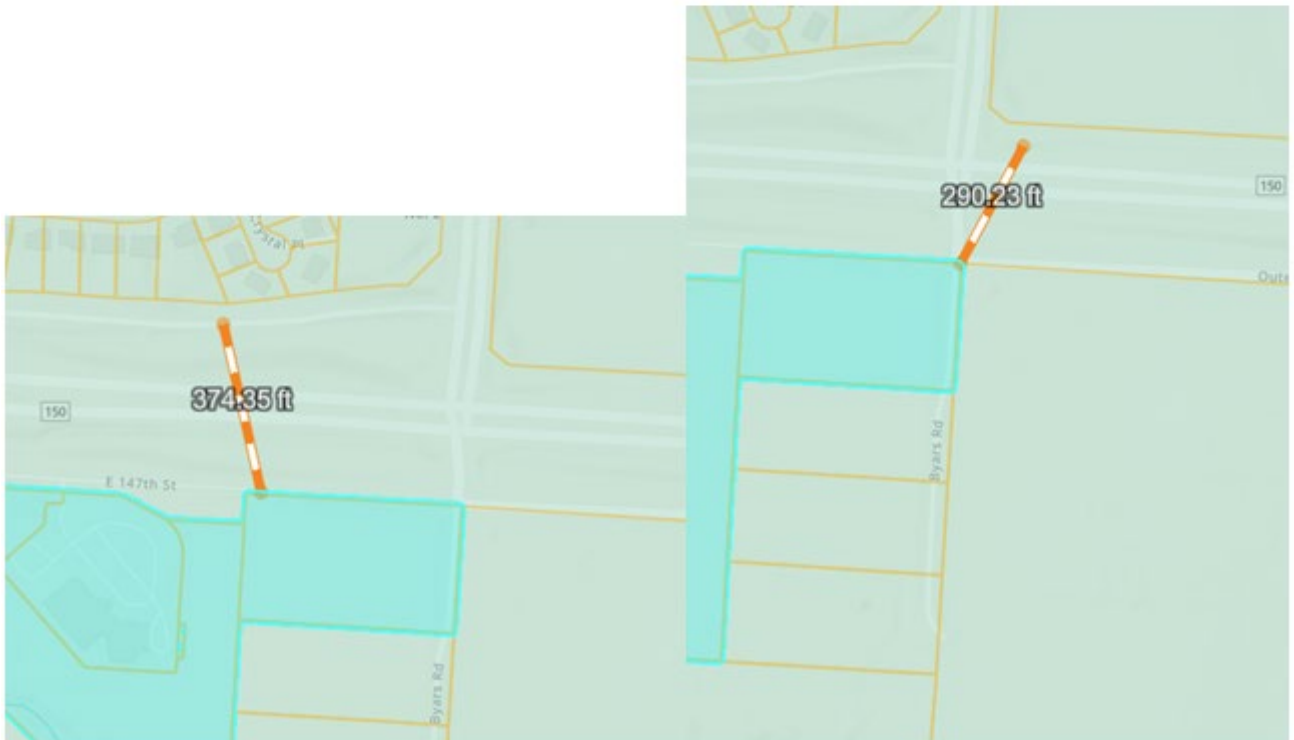
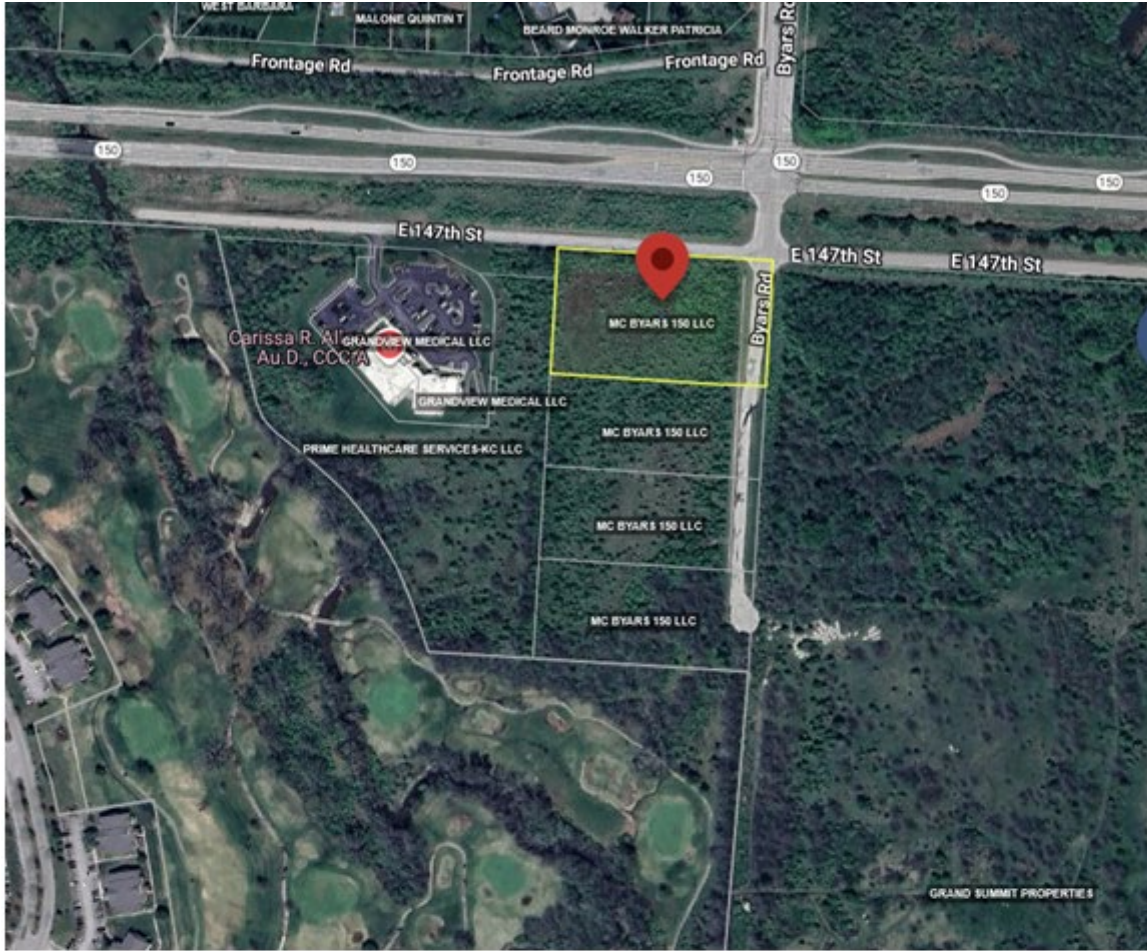
South: **Grand Summit Golf & Country Club** Mailing address: 1165 E Joyce Blvd, Fayetteville AR 72703

On the northside, the neighbors exceed the 185 foot radius, (depiction attached) thanks and just let me know if you need anything more on this.

Kindest Regards,

Roy Seland
317-616-2227
Account Manager

Think First in Meeting Your Local and National Title Needs
211 N Pennsylvania St, Suite 1250, Indianapolis, Indiana 46204 (317) 829-6720 Fax (714) 481-4527



Prime Healthcare Services- KC LLC

3480 E Guasti Rd #3
Ontario, CA 91761

Grandview Medical LLC

4622 Pennsylvania Ave #700
Kansas City, MO 64112

Grand Summit Properties

1165 E Joyce Blvd
Fayetteville AR 72703

Grand Summit Golf & Country Club

1165 E Joyce Blvd
Fayetteville AR 72703

Written Info:

Legal Description: A PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 47 NORTH, RANGE 33 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BEING ALL OF THOSE PARCELS OF LAND DESCRIBED IN INSTRUMENT NUMBERS: 2006K0004065, 2006K0002851, AND 2006K0002852, ALSO KNOWN AS TRACTS 1, 2, 3, AND 4, GRAND SUMMIT, INSTRUMENT NUMBER: 2000K64666, ALL FILED IN THE OFFICE OF THE JACKSON COUNTY RECORDER OF DEEDS, AT KANSAS CITY, MISSOURI, IN THE CITY OF GRANDVIEW, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 47 NORTH, RANGE 33 WEST OF THE FIFTH PRINCIPAL MERIDIAN;
THENCE, COINCIDENT WITH THE EAST BOUNDARY OF SAID NORTHEAST QUARTER, SOUTH 03 DEGREES 15 MINUTES 08 SECONDS WEST FOR 33.21 FEET TO THE SOUTH BOUNDARY OF 147TH STREET AS NOW EXISTS;
THENCE, DEPARTING SAID EAST BOUNDARY AND COINCIDENT WITH SAID NORTH BOUNDARY, NORTH 86 DEGREES 22 MINUTES 52 SECONDS WEST FOR 40.00 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS TRACT 'I', ON INSTRUMENT NUMBER: 2006K0004065, ALSO KNOWN AS TRACT 1, GRAND SUMMIT, INSTRUMENT NUMBER:2000K64666, FILED IN THE OFFICE OF THE JACKSON COUNTY RECORDER OF DEEDS, AT KANSAS CITY, MISSOURI, AND THE POINT OF BEGINNING;
THENCE, DEPARTING SAID NORTH BOUNDARY AND COINCIDENT WITH THE EAST BOUNDARY OF TRACTS 1, 2, 3, AND 4, GRAND SUMMIT, ALSO BEING THE WEST RIGHT-OF-WAY BOUNDARY OF BYARS ROAD, AS IT NOW EXISTS, SOUTH 03 DEGREES 15 MINUTES 08 SECONDS WEST FOR 873.02 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS TRACT 'II' IN INSTRUMENT NUMBER:2006K0002851, AND INSTRUMENT NUMBER:2006K0002852, ALSO KNOWN AS TRACT 4, GRAND SUMMIT;
THENCE, DEPARTING SAID EAST BOUNDARY AND SAID WEST BOUNDARY, AND COINCIDENT WITH THE SOUTH BOUNDARY OF SAID TRACT 'II', ALSO BEING THE SOUTH BOUNDARY OF TRACT 4, GRAND SUMMIT, NORTH 86 DEGREES 24 MINUTES 26 SECONDS WEST FOR 433.49 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 4;
THENCE, DEPARTING SAID SOUTH BOUNDARY AND COINCIDENT WITH THE WEST BOUNDARY OF TRACTS 1, 2, 3, AND 4, GRAND SUMMIT, NORTH 03 DEGREES 28 MINUTES 24 SECONDS EAST FOR 873.20 FEET TO THE NORTHWEST CORNER OF TRACT 1;
THENCE, COINCIDENT WITH THE NORTH BOUNDARY OF SAID TRACT 1, GRAND SUMMIT, ALSO BEING THE SOUTH RIGHT-OF-WAY BOUNDARY OF 147TH STREET, AS IT NOW EXISTS, SOUTH 86 DEGREES 22 MINUTES 52 SECONDS EAST FOR 430.12 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED TRACT CONTAINS A TOTAL OF 8.65 ACRES, OR 377,010 SQUARE FEET, MORE OR LESS, AND IS SUBJECT TO ALL ROAD RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, COVENANTS, AND EASEMENTS OF RECORD.

Address of Property: 15101 Byars Rd, Grandview, MO 64030

Name, Address & Phone Number of Property Owners:

Owner: MC Byars 150, LLC

Address: 5621 west 135th street, suite 2650, Overland Park, KS 66223

Authorized Representative: Fred L. Merrill, Jr.

Email: fred@merrillcompanies.com

Phone: 913-338-3800

Proposed Construction Schedule: See attached

Total area of property: 377,504 SF (8.67 Acres)

Existing Buildings: none

Proposed Buildings:

- Bldg 1 (Apartments) – 52,984 SF
- Bldg 2 (Apartments) – 75,930 SF
- Bldg 3 (Apartments) – 63,256 SF
- Bldg 4 (Apartments) – 52,984 SF
- Bldg 5 (Apartments) – 45,432 SF
- Clubhouse - Gross: 4,664 SF
- Storm Shelter 1 – Gross: 4,523 SF

Total Gross – 299,773 SF

Existing Parking spaces: none

Proposed Parking spaces: 320 stalls + 14 ADA stalls = 334 total paved parking spaces.

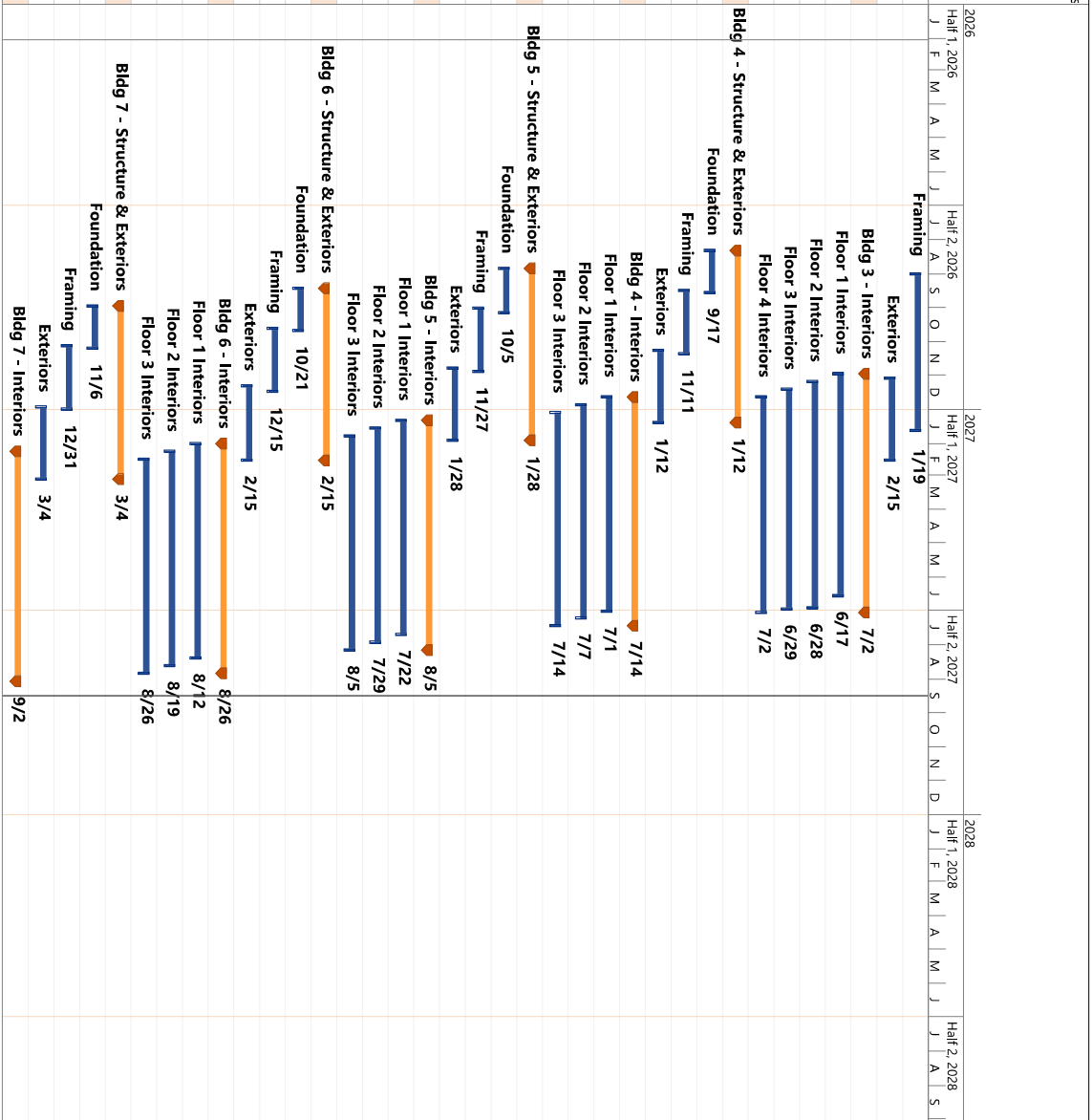
Dimensions: 9'x19'.

TWG CONSTRUCTION, LLC

ID	Task Name	Resource Names	Start	Finish	Duration	Predecess
1	Grandview		Mon 2/1/26	Wed 9/15/27	423 days?	
2						
3	Project Schedule					
4	Notice to Proceed		Mon 2/2/26	Mon 2/2/26	0 days	2
5	Date of Commencement		Thu 2/12/26	Thu 2/12/26	0 days	45+7 days? 2/12
6	Stework & Utilties		Mon 2/1/26	Mon 7/26/27	386 days	
7	Utilities		Mon 2/23/26	Fri 8/7/26	120 days	
16	Grading		Mon 2/1/26	Mon 8/10/26	136 days	
24	Concrete		Tue 8/18/26	Mon 7/26/27	245 days	23
41	Bldg 1 - Structure & Exteriors		Mon 6/8/26	Tue 1/5/27	152 days	Structure & Exteriors 7/23
42	Foundation		Mon 6/8/26	Thu 7/23/26	34 days	Foundation 7/23
56	Framing		Wed 7/22/26	Wed 12/9/26	101 days	
69	Exteriors		Mon 10/26/26	Tue 1/5/27	52 days	
81	Bldg 1 - Interiors		Mon 9/28/26	Fri 4/16/27	145 days	
82	Floor 1 Interiors		Mon 9/28/26	Thu 4/1/27	134 days	
124	Floor 2 Interiors		Mon 10/5/26	Mon 4/12/27	136 days	
167	Floor 3 Interiors		Mon 10/12/26	Tue 4/13/27	132 days	
210	Floor 4 Interiors		Mon 10/19/26	Fri 4/16/27	130 days	
233	Clubhouse - Structure & Exteriors		Mon 6/15/26	Wed 10/21/26	93 days	Structure & Exteriors 10/21
254	Foundations		Mon 6/15/26	Wed 7/15/26	23 days	Foundations 7/15
268	Framing		Tue 7/14/26	Wed 7/29/26	12 days	Framing 7/29
275	Exteriors		Fri 7/24/26	Wed 10/21/26	64 days	Exteriors 10/21
286	Clubhouse - Interiors		Mon 12/28/26	Fri 6/18/27	125 days	Clubhouse - Interiors 6/18
287	Interiors		Mon 12/28/26	Fri 6/18/27	125 days	Interiors 6/18
329	Bldg 2 - Structure & Exteriors		Wed 7/1/26	Thu 1/28/27	152 days	2 - Structure & Exteriors 1/28
330	Foundation		Wed 7/1/26	Mon 8/17/26	34 days	Foundation 8/17
344	Framing		Fri 8/14/26	Fri 1/1/27	101 days	Framing 1/1
357	Exteriors		Wed 11/18/26	Thu 1/28/27	52 days	Exteriors 1/28
369	Bldg 2 - Interiors		Mon 11/9/26	Fri 6/11/27	155 days	Bldg 2 - Interiors 6/11
370	Floor 1 Interiors		Mon 11/9/26	Thu 5/27/27	144 days	Floor 1 Interiors 5/27
412	Floor 2 Interiors		Mon 11/16/26	Mon 6/7/27	146 days	Floor 2 Interiors 6/7
455	Floor 3 Interiors		Mon 11/23/26	Tue 6/8/27	142 days	Floor 3 Interiors 6/8
498	Floor 4 Interiors		Mon 11/30/26	Mon 6/11/27	140 days	Floor 4 Interiors 6/11
540	Bldg 3 - Structure & Exteriors		Fri 7/17/26	Mon 2/15/27	152 days	9 3 - Structure & Exteriors 2/15
541	Foundation		Fri 7/17/26	Wed 9/2/26	34 days	Foundation 9/2

TWG CONSTRUCTION, LLC

ID	Task Name	Resource Names	Start	Finish	Duration	Predecess
555	Framing		Tue 9/1/26	Tue 1/19/27	101 days	
568	Exteriors		Fri 12/4/26	Mon 2/15/27	52 days	
580	Bldg 3 - Interiors		Mon 11/30/26	Fri 7/2/27	155 days	
581	Floor 1 Interiors		Mon 11/30/26	Thu 6/17/27	146 days	
623	Floor 2 Interiors		Mon 12/7/26	Mon 6/28/27	146 days	
666	Floor 3 Interiors		Mon 12/14/26	Tue 6/29/27	142 days	
709	Floor 4 Interiors		Mon 12/21/26	Fri 7/2/27	140 days	
752	Bldg 4 - Structure & Exteriors		Tue 8/11/26	Tue 1/12/27	111 days	
753	Foundation		Tue 8/11/26	Thu 9/17/26	28 days	
767	Framing		Wed 9/16/26	Wed 11/11/26	41 days	
777	Exteriors		Mon 11/9/26	Tue 1/12/27	47 days	
789	Bldg 4 - Interiors		Mon 12/21/26	Wed 7/14/27	148 days	
790	Floor 1 Interiors		Mon 12/21/26	Thu 7/1/27	139 days	
832	Floor 2 Interiors		Mon 12/28/26	Wed 7/7/27	138 days	
875	Floor 3 Interiors		Mon 1/4/27	Wed 7/14/27	138 days	
918	Bldg 5 - Structure & Exteriors		Thu 8/27/26	Thu 1/28/27	111 days	
919	Foundation		Thu 8/27/26	Mon 10/5/26	28 days	
933	Framing		Fri 10/2/26	Fri 11/27/26	41 days	
943	Exteriors		Wed 11/25/26	Thu 1/28/27	47 days	
955	Bldg 5 - Interiors		Mon 1/11/27	Thu 8/5/27	149 days	
956	Floor 1 Interiors		Mon 1/11/27	Thu 7/22/27	139 days	
997	Floor 2 Interiors		Mon 1/18/27	Thu 7/29/27	139 days	
1040	Floor 3 Interiors		Mon 1/25/27	Thu 8/5/27	139 days	
1084	Bldg 6 - Structure & Exteriors		Mon 9/14/26	Mon 2/15/27	111 days	
1084	Foundation		Mon 9/14/26	Wed 10/21/26	28 days	
1098	Framing		Tue 10/20/26	Tue 12/15/26	41 days	
1108	Exteriors		Fri 12/11/26	Mon 2/15/27	47 days	
1120	Bldg 6 - Interiors		Mon 2/1/27	Thu 8/26/27	149 days	
1121	Floor 1 Interiors		Mon 2/1/27	Thu 8/12/27	139 days	
1162	Floor 2 Interiors		Mon 2/8/27	Thu 8/19/27	139 days	
1205	Floor 3 Interiors		Mon 2/15/27	Thu 8/26/27	139 days	
1248	Bldg 7 - Structure & Exteriors		Wed 9/30/26	Thu 3/4/27	112 days	
1249	Foundation		Wed 9/30/26	Fri 11/6/26	28 days	
1263	Framing		Thu 11/5/26	Thu 12/31/26	41 days	
1273	Exteriors		Wed 12/30/26	Thu 3/4/27	47 days	
1285	Bldg 7 - Interiors		Mon 2/8/27	Thu 9/2/27	149 days	



TWG CONSTRUCTION, LLC

ID	Task Name	Resource Names	Start	Finish	Duration	Predecess
1286	Floor 1 Interiors		Mon 2/8/27	Thu 8/19/27	139 days	
1327	Floor 2 Interiors		Mon 2/15/27	Thu 8/26/27	139 days	
1370	Floor 3 Interiors		Mon 2/22/27	Thu 9/2/27	139 days	
1413	Site Finishes		Tue 2/2/27	Wed 9/15/27	162 days	
1423	Project Completion		Mon 2/2/26	Wed 9/15/27	423 days	ion
1424						
1425						
1426						
1427						

