



## STAFF REPORT

Planning Commission Meeting: October 13, 2025

<b>Application:</b>	<b>FP25-0029: Final Plat of Stonebridge Manor, Fourth Plat</b>
<b>Location:</b>	Southeast of W. 167 <sup>th</sup> Street and S. Mur-Len Road
<b>Owner:</b>	Brian Rodrock, Stonebridge Partners, LLC
<b>Engineer/Applicant:</b>	Tim Tucker, Phelps Engineering, Inc
<b>Staff Contact:</b>	Lauren Winter; Planner I

<b>Site Area:</b>	<u>3.75± acres</u>	<b>Proposed Use:</b>	<u>Single-Family Residential</u>
<b>Lots:</b>	<u>14</u>	<b>Existing Zoning:</b>	<u>R-1 (Single-Family Residential)</u>
<b>Tracts:</b>	<u>1</u>	<b>Plat:</b>	<u>Unplatted</u>

### 1. Introduction

The following application is a request for the final plat of Stonebridge Manor, Fourth Plat, located southeast of W. 167<sup>th</sup> Street and S. Mur-Len Road. The plat will establish lot lines, dedicate public easements and street right-of-way for fourteen (14) single-family lots and one (1) tract on 3.75 ± acres. This is the fourth phase of the Stonebridge Manor subdivision.

The property was annexed into the City in 2005 (ANX05-0001) and later rezoned to the R-1 District with a preliminary plat in October 2006 (RZ06-0017). A revised preliminary plat was approved by the Planning Commission in February 2020 (PP19-0007). The proposed final plat is consistent with the revised preliminary plat.

### 2. Plat Review

- Lots/Tracts** – The plat includes fourteen (14) single-family residential lots and one (1) common tract. All proposed lots comply with the minimum lot size and width of the R-1 District. Tract I will be owned and maintained by the Homes Association and used for open space, landscaping, fencing, subdivision monuments, and similar common amenities.
- Streets/Right-of-Way** – This plat will extend previously dedicated W. 169th Street and S. Bell Road. Right-of-way will be dedicated to serve the proposed lots and is consistent with the preliminary plat.

- c. **Public Utilities** – The property is in the WaterOne and Johnson County Wastewater (JCW) service areas. New utility (U/E) easements will be dedicated to the City and new sanitary sewer (S/E) easements to JCW with this plat.
- d. **Landscaping** – Tract I will provide the required area for master landscaping and street trees will be installed along W. 169<sup>th</sup> Street and S. Bell Road.
- e. **Stormwater** – New drainage (D/E) easements will be dedicated with this plat which will tie into existing infrastructure from previous phases within this subdivision and comply with all Title 17 requirements.



*Aerial view of subject property outlined in yellow.*

### 3. Staff Recommendation

- A. Staff recommends approval of FP25-0029, the final plat of Stonebridge Manor, Fourth Plat, with no stipulations.