



Planning Division

STAFF REPORT**Planning Commission Meeting: April 26, 2021**

Application:	FP21-0011: Final Plat for Courts at Stonebridge, Second Plat		
Location:	South of 167 th Street just east of Mur-Len Road		
Owner/Applicant:	Brian Rodrock; Stonebridge Land & Cattle		
Engineer:	Tim Tucker, P.E.; Phelps Engineering, Inc.		
Staff Contact:	Zachary Moore, Planner II		
Site Area:	<u>9.29± acres</u>	Use:	<u>Multi-Family</u> <u>Residential,</u> <u>Townhomes</u>
Tracts:	4	Current Zoning:	<u>R-3 (Residential Low-Density Multifamily)</u>

1. Comments:

The following application is a final plat for Courts at Stonebridge, Second Plat and will dedicate public street right-of-way, dedicate public easements, and establish Tracts B, C, D, and E. Tract B is owned and maintained by the City of Olathe, and Tracts C, D, and E will be owned and maintained by the Stonebridge Courts Homes Association. Tract C is intended to be used for private open space and includes a Stream Corridor, while Tracts D and E are intended to be used for future development of townhomes and related amenities, landscaping, monuments, and private open space. The subject property was rezoned to the R-3 District in April 2020 with an associated preliminary site development plan which included 35 townhome units.

The applicant has also submitted a final site development plan (PAR21-0012) which is currently under staff review. The property has never been platted previously and must be platted prior to the issuance of any building permits.

2. Plat Review:

- Lots/Tracts** – There are no lots within this plat, however, future plats will be submitted for Tracts D and E to subdivide townhome units for private ownership.
- Public Utilities** – The subject property is located within the Johnson County Wastewater and WaterOne service areas. Drainage Easements (D/E), Sanitary Sewer Easements (S/E), and Utility Easements (U/E) will be dedicated with this final plat.
- Streets/Right-of-Way** – Fifty (50) feet of public street right-of-way for Legler Street/167th Terrace, a local roadway, will be dedicated with this plat, providing roadway access to all future townhomes in the development. Sixty (60) feet of public

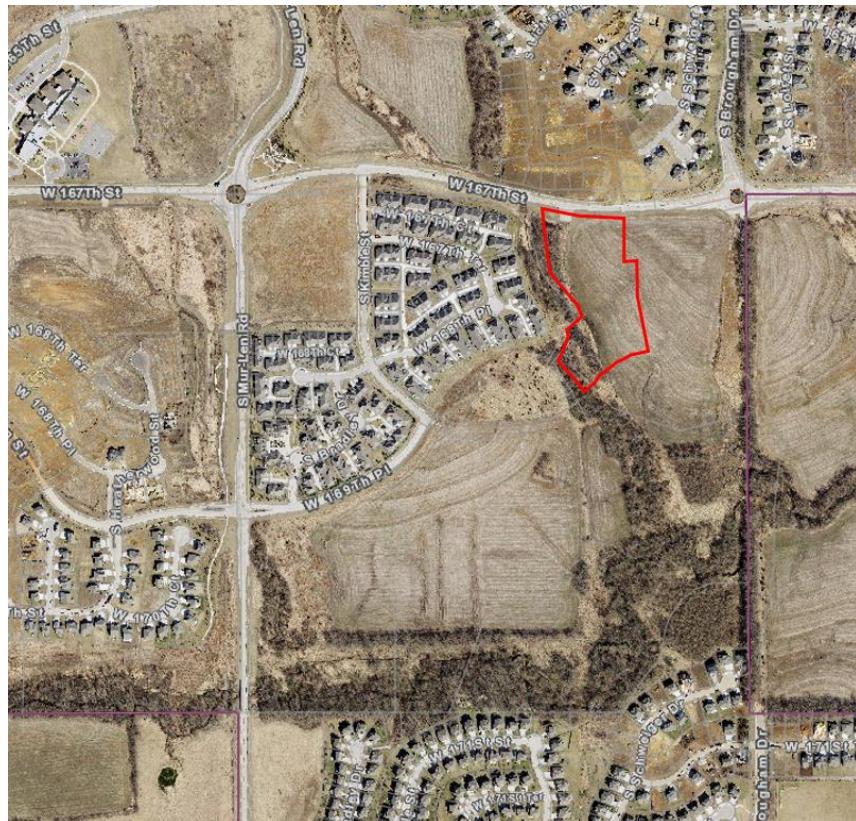
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street right-of-way for W. 168th Terrace, a collector roadway, will also be dedicated along the southern plat boundary to provide future east/west access.

d. **Tree Preservation and Landscaping** – This plat includes Landscape Easements (L/E) along the northern side of 168th Terrace and the southern side of 167th Street. A Tree Preservation Easement is included within Tract C near the Stream Corridor. Orange barricade fencing must be installed to protect the Tree Preservation Easement prior to the plat being recorded.



View of the subject property, looking east

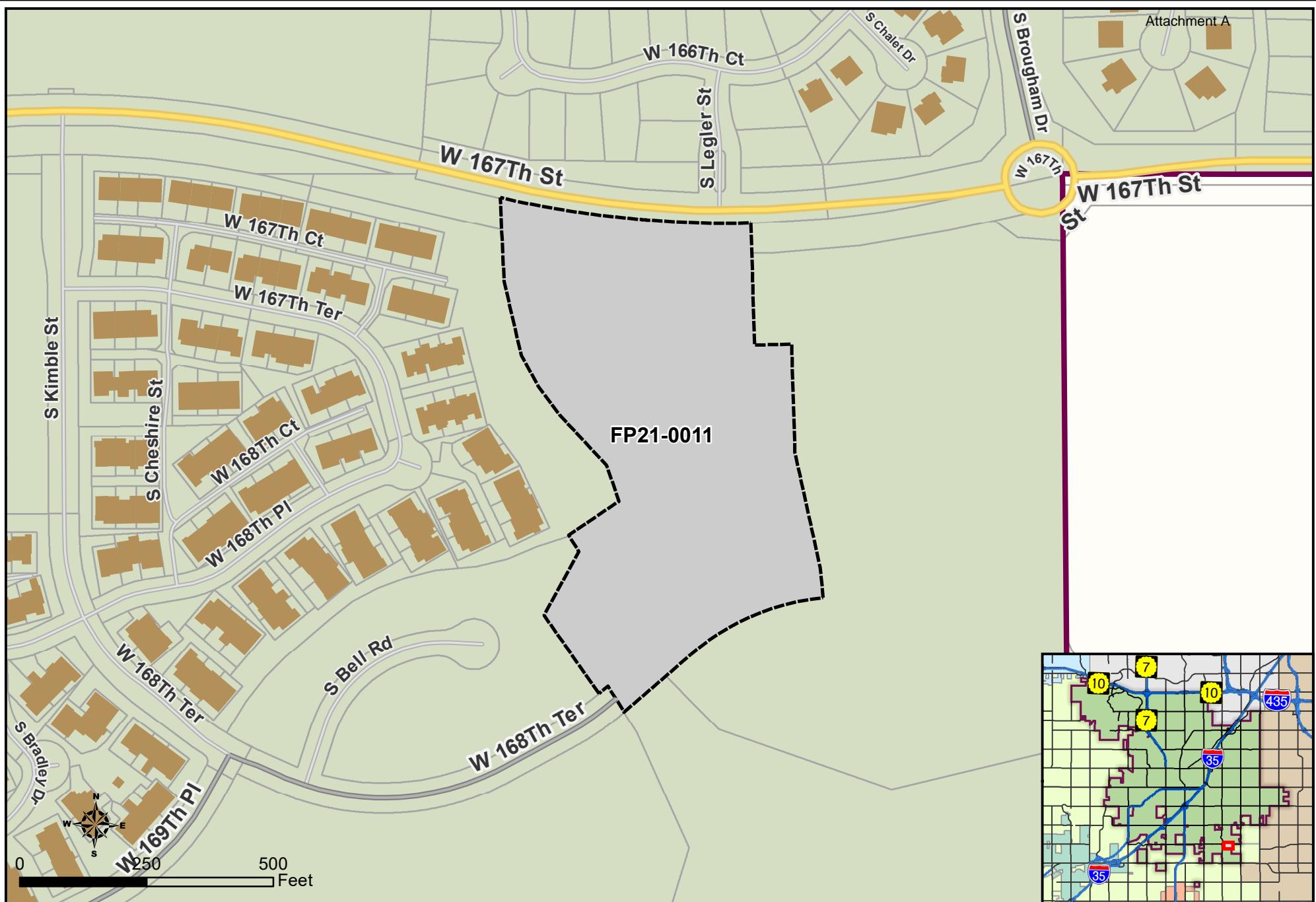


Aerial view of site outlined in red

3. Staff Recommendation:

Staff recommends approval of FP21-0011, final plat for Courts at Stonebridge, Second Plat with the following stipulations:

1. Installation of standard orange barricade fencing must be installed around all tree preservation areas and must be inspected prior to plat recording.
2. Above ground electrical equipment and telephone cabinets must be placed in the rear yard.
3. All new on-site wiring and cables must be placed underground.
4. Exterior ground-mounted or building-mounted equipment including, but not limited to, mechanical equipment, utilities' meter banks and coolers must be screened from public view, either with three-sided landscaping or with an architectural treatment compatible with the buildings.



FINAL PLAT OF
**COURTS AT STONEBRIDGE,
SECOND PLAT**

A SUBDIVISION OF LAND IN THE NORTHWEST QUARTER
SECTION 20, TOWNSHIP 14 SOUTH, RANGE 24 EAST, IN THE CITY OF
OLATHE, JOHNSON COUNTY, KANSAS

FLOOD NOTE:
THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.22% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF OLAHIE, COMMUNITY NO. 200173, JOHNSON COUNTY, KANSAS, MAP NO. 20091C01100, AND DATED AUGUST 3, 2009.

SCOTT G. CHRISMAN
LICENSED SURVEYOR
No. LB-1006
JAN 1 1986

LEGEND
NOTES SET 1/2"X24" REBAR W/PHELPS COR.
CLS-2 PLASTIC CAP
NOTES FOUND 1/2" REBAR W/PHELPS COR.
CLS-2 PLASTIC CAP,
UNLESS OTHERWISE NOTED
NOTES FOUND 1/2" REBAR W/CLS-49
PLASTIC CAP,
NOTES FOUR MONUMENT,
ORIGIN UNKNOWN UNLESS DESCRIBED
NOTES UTILITY EASEMENT
NOTES BUILDING LINE
NOTES SANITARY SEWER EASEMENT
NOTES DRAINAGE EASEMENT
NOTES LANDSCAPE EASEMENT
NOTES TREE PRESERVATION EASEMENT
NOTES LIMITS OF ACCESS

Notary Public: _____ My Appointment Expires: _____
Print Name: _____

Chapman, C.C. *Nature*

Approved by the Governing Body of the City of Olathe, Kansas, this _____ day of _____, 20____.

Mayor: John W. Bacon Attest: _____

City Clerk: Brenda D. Long

CERTIFICATE OF AUTHORIZATION
LAND SURVEYING - LS-82
ENGINEERING - E-38

CERTIFICATE OF AUTHORIZATION
MISSOURI
LAND SURVEYING-2007001128
ENGINEERING-2007000508