



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 Residential Townhomes</u>
Tracts:	<u>4</u>	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:

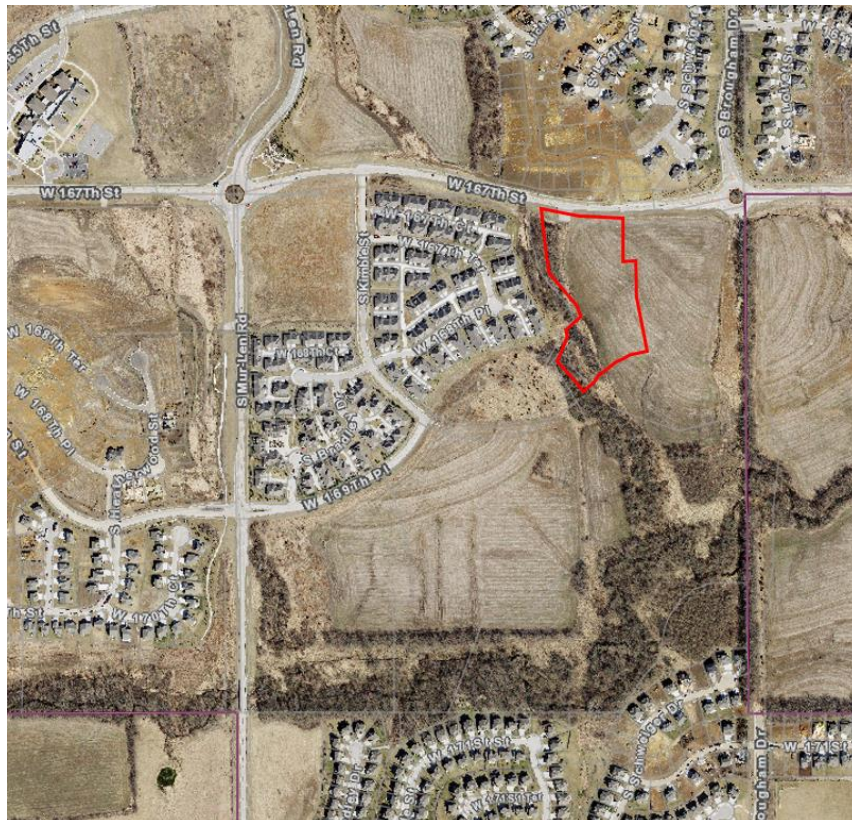
- a. **Lots/Tracts** – There are no lots within this plat, however, future plats will be submitted for Tracts D and E to subdivide townhome units for private ownership.
- b. **Public Utilities** – The subject property is located within the Johnson County Wastewater and WaterOne service areas. Drainage Easements (D/E), Sanitary Sewer Easements (S/E), and Utility Easements (U/E) will be dedicated with this final plat.
- c. **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

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

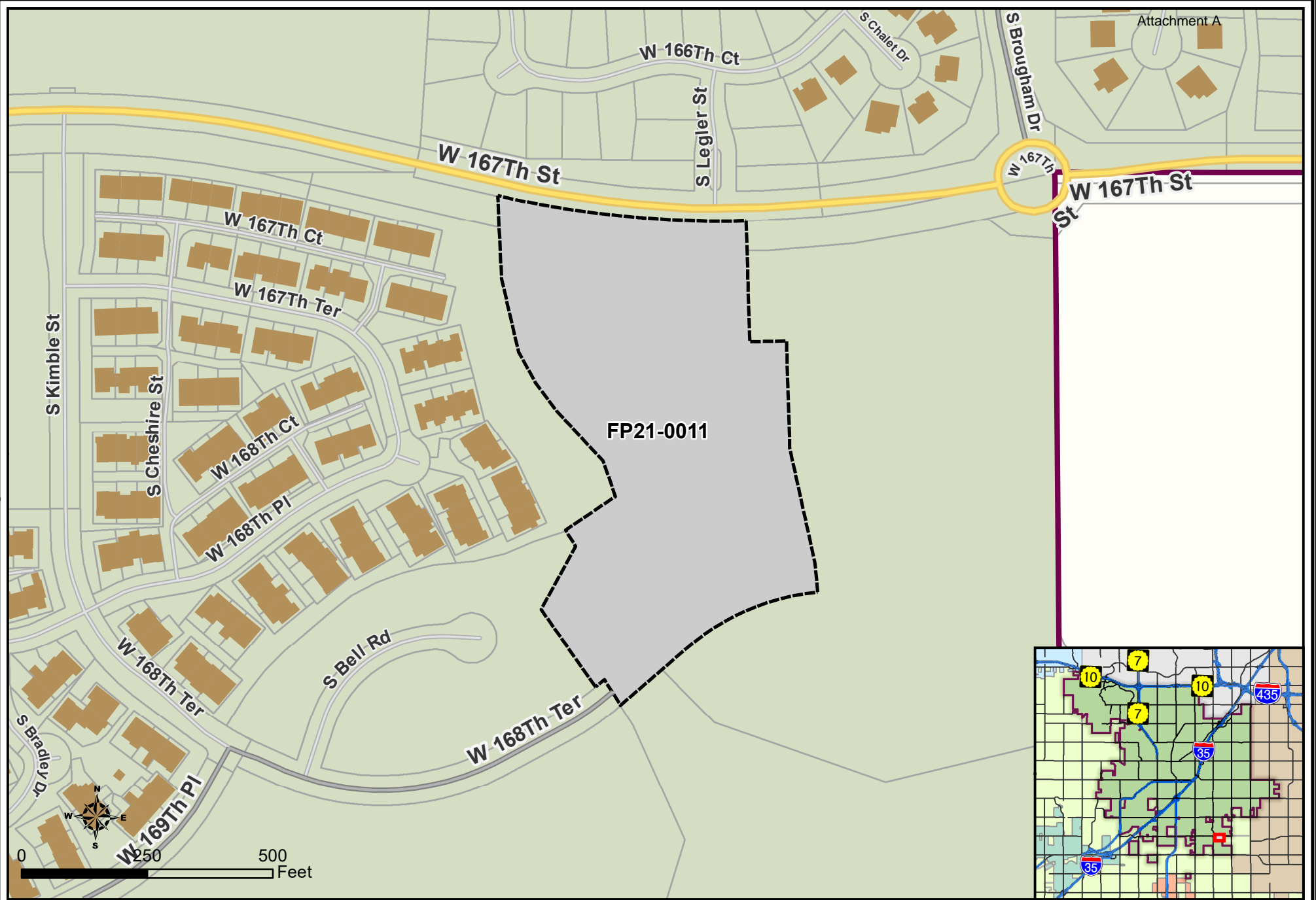


Aerial view of site outlined in red

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.



COURTS AT STONEBRIDGE, 2ND PLAT **FP21-0011**



User: gradym
Date: 4/21/2021



