



STAFF REPORT

Planning Commission Meeting: February 12, 2024

Application:	<u>PP23-0005</u>: Revised Preliminary Plat for Stonebridge South		
Location:	Southeast of W. 167 th Street and S. Ridgeview Road		
Applicant/Owner:	Brian Rodrock, Stonebridge Land & Cattle LLC		
Engineer:	Tim Tucker, Phelps Engineering Inc.		
Staff Contact:	Nathan Jurey, AICP, Senior Planner		
Site Area:	<u>25.09 ± acres</u>	Current Zoning:	<u>R-1 (Single-Family) District</u>
Lots:	<u>69 lots</u>	Proposed Use:	<u>Single-Family Residential</u>
Tracts:	<u>7 tracts</u>	Proposed Density:	<u>2.8 units/acre</u>

1. Introduction

The applicant is requesting approval of a revised preliminary plat for the Stonebridge South subdivision, located southeast of W. 167th Street and S. Ridgeview Road. The proposal consists of 69 single-family lots and seven (7) common tracts on two (2) existing parcels of land that are approximately 25.09 acres in total. Coffee Creek runs between the two parcels of land, hereafter referenced as the northeast and southwest parcels. An aerial photograph outlining the boundaries of these two parcels is provided on page 2 of this report.

The applicant is requesting to revise the approved preliminary plat to coordinate street layout with the proposed preliminary plat on the property directly to the south, which is also on this agenda as PP23-0004 (Stonebridge South Addition). This proposal requires Planning Commission approval in accordance with Unified Development Ordinance (UDO) Section 18.40.150.

2. History

The subject property was annexed into the City in 2002 and zoned to the R-1 District in 2005 (Ord. 05-70). In 2023, the Stonebridge South subdivision received preliminary plat approval for a single-family development that was divided into three (3) phases. This application involves Phases 2 and 3, which were approved for a total of 70 single-family homes. Phase 1 is not included, as it is approved and currently under construction. All three phases are outlined in the aerial photograph provided on Page 2 of this report.



Aerial view of the subject property outlined in red and the northeast and southwest parcels labeled.

3. Plat Review

- a. **Phasing** – This revised preliminary plat proposes no changes to the previously approved phasing plan. The southwest parcel will be developed as Phase 2 and the northeast parcel developed as Phase 3.
- b. **Lots/Tracts** – The preliminary plat includes 69 proposed single-family residential lots ranging in size from 8,400 to 19,118 square feet. Each lot exceeds the 7,200 square foot minimum lot area and the 60-foot minimum lot width requirements of the R-1 District. The proposal also includes five (5) tracts intended for open space and landscaping and two (2) tracts (Tracts D and J) intended to be developed in coordination with the property to the south.
- c. **Streets/Right-of-Way** – The applicant is requesting to relocate the street connection with the property to the south farther east to coordinate with the Stonebridge South Addition subdivision, which is also on this agenda. The previously approved location of this stub street connection is where Lot 81 is now proposed.

As previously approved, Lindenwood Drive will be constructed to collector street standards along the northeast parcel and an agreement regarding the shared construction of Lindenwood Drive has been executed by the applicant and the property owner to the east

(Grace Church). Internally, all local roads provide access for each single-family lot and will be constructed as required by UDO.

- d. **Public Utilities** – The property is within the WaterOne and Johnson County Wastewater service areas for water and sanitary sewer utilities, respectively. Utility, sewer, and drainage easements are shown on the preliminary plat and will be dedicated with each final plat.
- e. **Stormwater/Detention** – No stormwater detention or treatment is required with this proposal as this development will utilize existing regional stormwater infrastructure.
- f. **Landscaping & Open Space** – The preliminary plat includes five (5) open space tracts. Tracts G and H are intended for master landscaping, Tract I is for a subdivision entry island, and Tracts E and F provide pedestrian access to the future Coffee Creek trail. Street trees and interior residential lot trees will be installed as each lot develops as required by the UDO.
- g. **Tree Preservation** – The proposed 20-foot-wide tree preservation easement (TP/E) will preserve 20 percent of the existing woodland area as required by the UDO. Tree protection fencing will be installed on site per UDO 18.30.240.E.

4. **Neighborhood Meeting**

A neighborhood meeting was held on January 18, 2024 in accordance with the UDO and the minutes of this meeting are included in the agenda packet. This meeting included a discussion of this project and two (2) other adjacent projects; one that is on this agenda (Stonebridge South Addition, PP23-0004) and one that is scheduled on a future agenda (St. John Paul II Catholic Church, PR23-0024). Eight (8) members of the public attended the meeting and their general questions regarding the Stonebridge South development and the required road improvements were answered. Staff has had no correspondence with the public regarding this project.

5. **Staff Recommendation**

Staff recommends approval of PP23-0005 with the following stipulations:

1. Prior to issuance of a land disturbance permit or building permit, standard orange barricade fencing must be installed around all tree preservation areas in accordance with UDO 18.30.240.