



STAFF REPORT

Planning Commission Meeting: February 10, 2025

Application:	FP24-0040: Final Plat for Stonebridge Manor, Third Plat
Location:	Southeast of S. Mur-Len Road and W. 169 th Place
Owner/Applicant:	Brian Rodrock, Stonebridge Partners LLC
Engineer:	Tim Tucker, Phelps Engineering
Staff Contact:	Nathan Jurey, Senior Planner

Site Area:	<u>4.24 ± acres</u>	Proposed Use:	<u>Single-Family Residential</u>
Lots:	<u>16</u>	Existing Zoning:	<u>R-1 District</u>
Tracts:	<u>2</u>	Plat:	<u>Unplatted</u>

1. Introduction

The following application is a request for the final plat of Stonebridge Manor Third Plat, which will establish lot lines, dedicate public easements and street right-of-way for sixteen (16) single-family lots and two (2) tracts on 4.24 ± acres, located southeast of S. Mur-Len Road and W. 169th Place. This is the third phase of the Stonebridge Manor subdivision.

The property was annexed into the City in 2005 (ANX05-001) and subsequently rezoned to the R-1 District with a preliminary plat in October 2006 (RZ06-017). A revised preliminary plat was approved by Planning Commission in February 2020 (PP19-0007). A final plat was approved in 2021 (FP21-0032) that included the subject property and additional area to the north, but it was never recorded and its approval expired in 2023. The proposed final plat is consistent with the revised preliminary plat.

2. Plat Review

- a. **Lots/Tracts** – The plat includes sixteen (16) single-family residential lots and two (2) common tracts. All proposed lots comply with the minimum lot size and width of the R-1 District. Tracts G and H will be owned and maintained by the Homes Association and used for open space, landscaping, tree preservation, amenities, monuments and trails.
- b. **Streets/Right-of-Way** – The site will take access off 170th Street with stub streets to extend Bell Road and Lichtenauer Drive with future phases. All roadways within this plat will be dedicated as public right-of-way.
- c. **Public Utilities** – The property is in the WaterOne and Johnson County Wastewater (JCW) service areas. New drainage (D/E) and utility (U/E) easements will be dedicated to the City and new sanitary sewer (S/E) easements to JCW with this plat.

- d. **Stormwater** – A Stream Corridor Maintenance Agreement will be approved prior to recording as a stream corridor is identified in Tract G. A Stormwater Treatment Facility Maintenance Agreement will also be approved prior to recording as stormwater from this property will be conveyed to existing stormwater treatment facilities located on previous phases of this development.
- e. **Floodplain** – The existing floodplain is identified on Lots 61 and 62 and Tract G and the developer intends to remove Lots 61 and 62 from the floodplain, which requires approval of a Letter of Map Revision (LOMR) from the Federal Emergency Management Administration (FEMA). Any changes to the floodplain approved by FEMA prior to recording will be reflected on the final plat.
- f. **Public Recreation** – Tract G is dedicated as a public recreation easement (PR/E) for a future City trail. As approved with the preliminary plat, the developer will install a paved pedestrian trail on Tract H in accordance with UDO 18.30.120.
- g. **Tree Preservation** – Tract G is dedicated as a tree preservation easement (TP/E) as approved with the preliminary plat. All tree preservation measures will be installed as required by UDO 18.30.240.



Aerial map with subject property outlined in red

3. Staff Recommendation

- A. Staff recommends approval of FP24-0040, the final plat of Stonebridge Manor Third Plat, with no stipulations.

