



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

- 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.
- 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.
- 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.



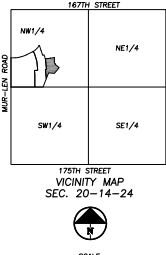
Aerial map with subject property outlined in red

3. Staff Recommendation

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

FINAL PLAT OF
**STONEBRIDGE MANOR,
THIRD 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

PARCEL	AREA (S.F.)	AREA (AC.)
PLAT 3	19029.62	0.4385
ROW	33794.93	0.7750
TRACT G	9354.54	0.2148
TRACT H	3111.83	0.0714
61	7820.00	0.1749
62	7666.46	0.1760
63	8420.02	0.1933
64	11802.02	0.2709
65	11029.15	0.2532
66	9727.97	0.2236
67	7800.00	0.1776
68	13244.76	0.3041
69	7217.86	0.1657
70	7394.05	0.1697
71	8332.85	0.1913
72	9125.00	0.2095
73	7500.00	0.1722
74	7500.00	0.1722
75	7499.96	0.1722
76	7517.22	0.1726

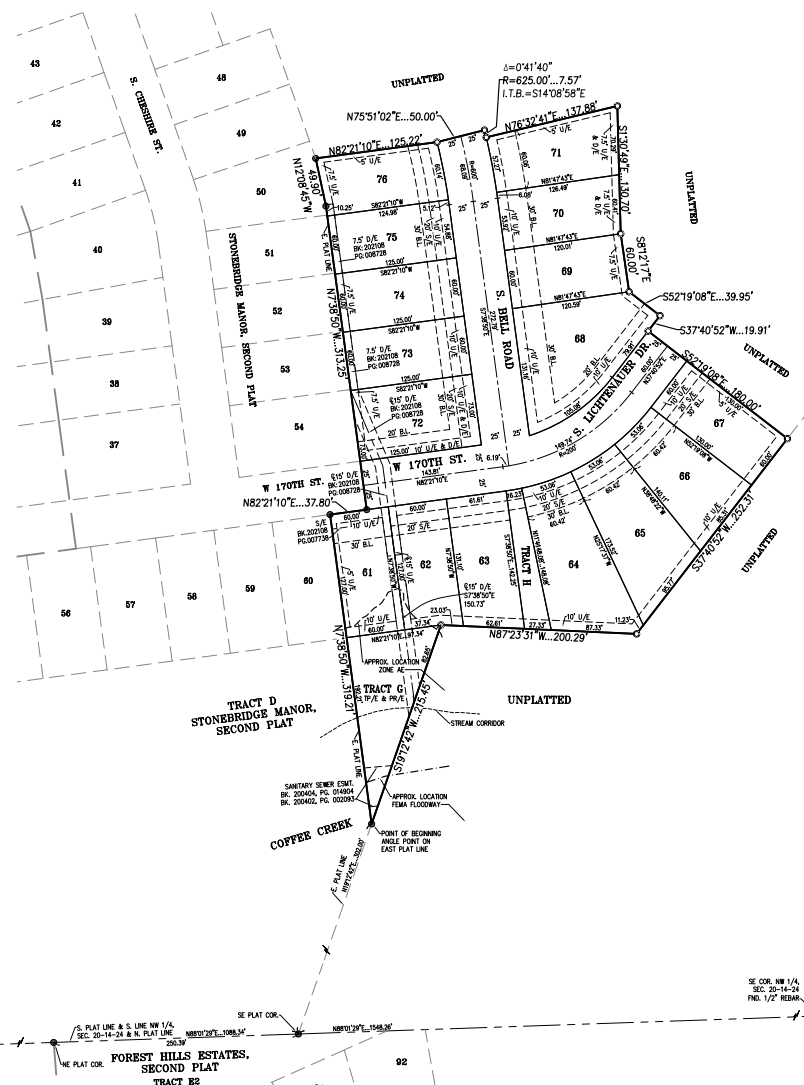


SCALE: 1"=60'
BEARING BASIS: RECORDED PLAT OF
"STONEBRIDGE MANOR, SECOND PLAT"

- LEGEND**
- DENOTES SET 1/2" S&T REBAR W/PHILIPS CORP. CLS-82 PLASTIC CAP.
 - DENOTES FOUND 1/2" REBAR W/PHILIPS CORP. CLS-82 PLASTIC CAP. UNLESS OTHERWISE NOTED (ORIGIN UNKNOWN UNLESS DESCRIBED)
 - U/E DENOTES UTILITY EASEMENT
 - B/L DENOTES BUILDING LINE
 - D/E DENOTES DRAINAGE EASEMENT
 - S/E DENOTES SANITARY SEWER EASEMENT
 - P/E DENOTES PERMANENT RECREATION EASEMENT
 - T/E DENOTES TREE PRESERVATION EASEMENT

FLOOD NOTE.
A PORTION OF THIS PROPERTY LIES WITHIN ZONE AC, DEFINED AS SPECIAL FLOOD HAZARD AREAS (SPFH) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.
A PORTION OF THIS PROPERTY LIES WITHIN ZONE X (SHADED), DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
THE REMAINDER OF THE PROPERTY LIES WITHIN ZONE A, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF OLATHE, COMMUNITY NO. 200701, JOHNSON COUNTY, KANSAS, MAP NO. 200901010, AND DATED AUGUST 3, 2009.

- NOTE.**
- 1) SIDEWALK NOTE: A 5-FOOT SIDEWALK IS REQUIRED ON AT LEAST ONE SIDE OF ALL LOCAL STREETS.
 - 2) UTILITY NOTE: UTILITY WIRES AND CABLES SHALL BE PLACED UNDERGROUND. ALL ABOVE-GROUND ELECTRICAL AND/OR TELEPHONE CABLES SHALL BE PLACED WITHIN THE INTERIOR SIDE OR REAR BUILDING SETBACK YARDS. EXTERIOR GROUND MOUNTED OR BUILDING MOUNTED EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
 - 3) MAINTENANCE NOTE: ALL LANDSCAPING AND RELATED MATERIALS THAT ARE PLANTED OR CONSTRUCTED WITHIN THE ADJACENT STREET RIGHT-OF-WAY SHALL BE MAINTAINED BY THE PROPERTY OWNERS, OR THEIR AUTHORIZED REPRESENTATIVES THEREOF.
 - 4) BASED ON FIELDWORK AND FINAL ENGINEERING DESIGN, THE EXACT LOCATION OF EASEMENTS ARE SUBJECT TO CHANGE PRIOR TO THE PLAT RECORDING.
 - 5) ALL KNOWN EASEMENTS AND ENCUMBRANCES AS SHOWN HEREON.



This description was prepared by Phelps Engineering, Inc., KS CLS-82 on October 18, 2024, for Project No. 210454. All that part of the Northwest Quarter of Section 20, Township 14 South, Range 24 East, in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:
Commencing at the Southwest corner of the Northwest Quarter of said Section 20, said point also being the Southwest plot corner of STONEBRIDGE MANOR, FIRST PLAT, a platted subdivision of land in the City of Olathe, Johnson County, Kansas; thence N 88°01'29" E, along the South line of the Northwest Quarter of said Section 20 and the South plot line of said STONEBRIDGE MANOR, FIRST PLAT and the South plot line of STONEBRIDGE MANOR, SECOND PLAT, a platted subdivision of land in the City of Olathe, Johnson County, Kansas, a distance of 1098.34 feet to the Southwest plot corner of said STONEBRIDGE MANOR, SECOND PLAT; thence N 19°12'42" E, along the Eastern plot line of said STONEBRIDGE MANOR, SECOND PLAT, a distance of 502.00 feet to the Eastern plot line of said STONEBRIDGE MANOR, SECOND PLAT, said point also being the point of beginning, thence continuing along the Eastern plot line of said STONEBRIDGE MANOR, SECOND PLAT, for the following (4) courses; thence N 7°38'50" W, a distance of 319.21 feet; thence N 82°21'10" E, a distance of 37.80 feet; thence N 7°38'50" W, a distance of 313.25 feet; thence N 12°08'45" W, a distance of 49.80 feet; thence N 82°21'10" E, a distance of 125.22 feet; thence N 75°51'02" E, a distance of 50.00 feet; thence Southerly on a curve to the right, said curve having an initial tangent bearing of S 14°08'58" E, and a radius of 625.00 feet, on arc distance of 7.57 feet; thence N 76°32'41" E, a distance of 137.88 feet; thence S 1°30'49" E, a distance of 130.70 feet; thence S 81°21'27" E, a distance of 60.00 feet; thence S 5°21'00" E, a distance of 38.95 feet; thence S 37°40'50" W, a distance of 18.91 feet; thence S 52°19'08" E, a distance of 180.00 feet; thence S 37°40'52" W, a distance of 252.31 feet; thence N 87°23'31" E, a distance of 200.29 feet; thence S 19°12'42" E, a distance of 215.45 feet to the Point of Beginning, containing 4.2455 acres, more or less, unplatted land.

DEDICATION
The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plot, which subdivision and plat shall hereafter be known as "STONEBRIDGE MANOR, THIRD PLAT".

The undersigned proprietors of said property shown on this plat do hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on this plat as streets, terraces, places, roads, drives, lanes, parkways, avenues and alleys not heretofore dedicated. Where prior easement rights have been granted to any person, utility or corporation on said parts of the land so dedicated, and any pipes, lines, poles and wires, conduits, ducts or cables heretofore installed thereupon and therein are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietors hereby dissolve and agree to indemnify the City of Olathe, Johnson County, Kansas, from any expense incident to the relocation of any such existing utility installations within said prior easements.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction or maintenance and use of conduits, surface drainage facilities, subsurface drainage facilities, and similar facilities, upon, over, and under these areas outlined and designated on this plat as "Drainage Easement" or "D/E" is hereby granted to the City of Olathe, Kansas.

An easement to lay, construct, maintain, alter, repair, replace and operate one or more sewer lines and all appurtenances convenient for the collection of sanitary sewage, together with the right of ingress and egress, over and through those areas designated as "Sanitary Sewer Easement" or "S/E" on this plat, together with the right of ingress and egress over and through adjoining land may be reasonably necessary to access said easement and is hereby dedicated to Johnson County Waterworks and Johnson County, Kansas or their assigns. Alteration of land contours will be permitted only with the express written approval of JCW. Any placing of improvements or planting of trees on said permanent right-of-way will be done at the risk of subsequent damage thereto without compensation therefor.

An easement or license is hereby granted to the City of Olathe, Johnson County, Kansas, to locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, pipes, poles, wires, surface drainage facilities, ducts cables, etc., upon, over and under those areas outlined hereon and designated on this plat as "U/E" or "Utility Easement".

An easement or license is hereby granted to the City of Olathe, Johnson County, Kansas to enter upon, locate, construct, maintain or authorize the location, construction, maintenance and use of a pedestrian pathway for recreation purposes, upon, over and under these areas outlined and designated on the plat as "Permanent Recreation Easement" or "P/R/E".

An easement or license is hereby dedicated to the City of Olathe to enter upon, over and across those areas outlined and designated on this plat as "Tree Preservation Easement" or "T/P/E". Trees shall not be removed from a tree preservation easement without the City of Olathe's permission, unless such trees are dead, diseased or pose a threat to the public or adjacent property. The developer and/or the homes association shall be responsible for the maintenance of the tree preservation easement, including but not limited to the removal of dead or diseased trees or trees posing a threat to the public or adjacent property.

Tracts "G" and "H" are to be used and dedicated as private open space, common areas and may include landscaping, fencing, subdivision monuments, storm water detention and amenities and to be owned and maintained by the Homes Association.

STREAM CORRIDOR NOTICE
This property is located within or contains a Stream Corridor, as defined and regulated in the City of Olathe, Kansas, Municipal Code. Restrictions on the use or alteration of land within the Stream Corridor may apply. This property is also subject to the obligations and requirements of the Stream Corridor Maintenance Agreement (Bk. 220209, pg. 010068) approved by the City.

Notice: This site includes Stormwater Treatment Facilities, as defined and regulated in the Olathe Municipal Code. Restrictions on the use or alteration of the said Facilities may apply. This property is also subject to the obligations and requirements of the Stormwater Treatment Facility Maintenance Agreement approved by the City.

RESTRICTIONS
All lots, parcels, tracts and properties in this subdivision shall hereafter be subject to the Declarations of Restrictions, which instruments are to be recorded in the Office of the Register of Deeds of Johnson County, Kansas, and which shall hereby become a part of the dedication of this plat as though fully set forth herein.

CONSENT TO LEVY
The undersigned proprietors of the above described land hereby agree and consent that the Board of County Commissioners of Johnson County, Kansas, and the City of Olathe, Johnson County, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares, or parts thereof, for public use, from the lien and effect of any special assessment, and that the amount of unpaid special assessments on such land so dedicated, shall become and remain a lien on the remainder of this land fronting or abutting on such dedicated public way or thoroughfare.

EXECUTION
IN TESTIMONY WHEREOF, Stonebridge Partners, LLC, has caused this instrument to be executed on this _____ day of _____, 20____.

Stonebridge Partners, LLC

By: Brian Rodrock, Manager

STATE OF KANSAS)
COUNTY OF JOHNSON) SS

ACKNOWLEDGMENT

BE IT REMEMBERED that on this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said County and State, came Brian Rodrock, Manager of Stonebridge Partners, LLC, who is personally known to me to be such person who executed, as such officer, the within instrument on behalf of said partnership, and such person duly acknowledged the execution of the same to be the act and deed of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public: _____ My Appointment Expires: _____

Print Name: _____

APPROVALS

Approved by the Planning Commission of the City of Olathe, Johnson County, Kansas, this _____ day of _____, 20____.

Chairman: Wayne Janier

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

Mayor: John W. Bacon

Attest: City Clerk: Brenda D. Seawright

L. SCOTT G. CHRISTMAN, HEREBY CERTIFY THAT IN OCTOBER 2024, I OR SOMEONE UNDER MY RESPONSIBILITY HAVE MADE A SURVEY OF THE ABOVE DESCRIBED TRACT OF LAND AND THE RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENTED ON THIS PLAT.

PHILIPS ENGINEERING, INC.
1202 N. W. Highway
Olathe, Kansas 66061
Tel: 866-999-9999
Fax: 866-999-9999

STATE OF KANSAS
COUNTY OF JOHNSON
RECORDING - 1-3-24
BOOK 220209-2020708
ENGINEERING-2020708

15-1008
LAND SURVEY