



## STAFF REPORT

Planning Commission Meeting: February 12, 2024

<b>Application:</b>	<b><u>PP23-0004</u>: Preliminary Plat for Stonebridge South Addition</b>		
<b>Location:</b>	East of S. Ridgeview Road and W. 169 <sup>th</sup> Terrace		
<b>Applicant/Owner:</b>	Dan Himmelberg, Roman Catholic Archdiocese of Kansas City in Kansas		
<b>Engineer:</b>	Tim Tucker, Phelps Engineering Inc.		
<b>Staff Contact:</b>	Nathan Jurey, AICP, Senior Planner		
<b>Site Area:</b>	<u>38.39 ± acres</u>	<b>Current Zoning:</b>	<u>R-1 (Single-Family) District</u>
<b>Lots:</b>	<u>49 lots</u>	<b>Proposed Use:</b>	<u>Single-Family Residences &amp; Religious Institution</u>
<b>Tracts:</b>	<u>3 tracts</u>	<b>Proposed Density:</b>	<u>2.84 units/acre (excl. Lot 1)</u>

### 1. Introduction

The applicant is requesting approval of a preliminary plat for the Stonebridge South Addition subdivision, located east of S. Ridgeview Road and W. 169<sup>th</sup> Terrace. The proposal consists of 48 single-family lots, one (1) lot intended for the development of a church, and three (3) common tracts on approximately 38.39 acres.

The applicant is requesting approval of a preliminary plat to coordinate street layout with the proposed preliminary plat on the property directly to the north, which is also on this agenda as PP23-0005 (Stonebridge South). 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 2005 (Ord. 05-02). In 2017, this site was rezoned from County zoning to the R-1 District (RZ17-0014) and a preliminary plat (PP17-0051) was approved for the Boulder Ridge subdivision, which included 125 single-family lots on the subject property. Since then, the Boulder Ridge preliminary plat has expired as no final plats were approved or recorded for the subdivision, and the property has remained undeveloped.



*Aerial view of the subject property outlined in red.*

### 3. Plat Review

- a. **Phasing** – This property will be final platted in two (2) phases. Phase 1 includes Lot 1 for the development of a church and improvements to Ridgeview Road. Approval of a preliminary site plan application for the proposed church is required prior to the development of Lot 1. Phase 2 includes Lots 2 through 49 for the development of 48 single-family homes and the construction of Lindenwood Drive.
- b. **Lots/Tracts** – This proposal includes one (1) lot intended for a church and 48 single-family lots ranging in size from 8,076 to 16,294 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 three (3) tracts intended for open space, tree preservation, and use as a trail connection.

- c. **Streets/Right-of-Way** – Ridgeview Road will be improved and the required right-of-way dedicated with the development of Phase 1. Lindenwood Drive will be constructed to collector street standards with Phase 2. A stipulation is included in staff's recommendation requiring Lindenwood Drive to be constructed from the southern edge shown on this preliminary plat to the south boundary of Stonebridge South (PP23-0005) to provide a second point of access into the subdivision as required by Code. This stipulation aligns with the private agreement the property has with the property owner to the east (Boulder Creek Development Company) regarding the shared construction of Lindenwood Drive. Internally, all local roads provide driveway access to 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 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 three (3) open space tracts. Tract A is intended for general open space to be owned and maintained by the homeowner's association. Tract B is for tree preservation and Tract C provides 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 tree preservation easements (TP/E) along the north and south boundaries of Lot 1 preserve 22 percent of the existing woodland area, complying with UDO requirements. 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 the discussion of this project and two (2) other projects; one that is on this agenda (Stonebridge South, PP23-0005) 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 Addition 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 PP23-0004 with the following stipulations:

1. With the development of Phase 2 as shown on the preliminary plat dated February 2, 2024, Lindenwood Drive must be constructed for the full extent depicted in Exhibit C of the Road Cost Sharing Agreement dated August 22, 2023 and recorded with Johnson County in Book 202308 Page 005763.
2. 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