



STAFF REPORT

Planning Commission Meeting: July 27, 2026

Application:	FP26-0011: Final Plat of Stonebridge Manor, Fifth Plat
Location:	Southeast of W. 167 th Street and S. Mur-Len Road
Owner:	Brian Rodrock, Stonebridge Partners, LLC
Engineer/Applicant:	Tim Tucker; Phelps Engineering, Inc
Staff Contact:	Lauren Winter; Planner II

Site Area:	<u>6.76 ± acres</u>	Proposed Use:	<u>Single-Family Residential</u>
Lots:	<u>25</u>	Existing Zoning:	<u>R-1 (Single-Family Residential)</u>
Tracts:	<u>3</u>	Plat:	<u>Unplatted</u>

1. Introduction

The following application is a request for the final plat of Stonebridge Manor, Fifth Plat, located southeast of W. 167th Street and S. Mur-Len Road. The plat will establish lot lines, dedicate public easements and street right-of-way for twenty-five (25) single-family lots and three (3) tracts on 6.76 ± acres. This is the fifth phase of the Stonebridge Manor subdivision.

The property was annexed into the City in 2005 (ANX05-0001) and later rezoned to the R-1 District with a preliminary plat in October 2006 (RZ06-0017). A revised preliminary plat was approved by the Planning Commission in February 2020 (PP19-0007). The proposed final plat is consistent with the revised preliminary plat.

2. Plat Review

- Lots/Tracts** – The plat includes twenty-five (25) single-family residential lots and three (3) common tracts. All proposed lots comply with the minimum lot size and width of the R-1 District. Tracts J, K, and L will be owned and maintained by the Homes Association and used for open space, landscaping, fencing, subdivision monuments, stormwater detention, and similar common amenities.
- Streets/Right-of-Way** – This plat will extend previously dedicated W. 169th Street and Lichtenauer Drive. Right-of-way will be dedicated to serve the proposed lots and is consistent with the preliminary plat.

- c. **Public Utilities** – The property is in the WaterOne and Johnson County Wastewater (JCW) service areas. New utility (U/E) easements will be dedicated to the City and new sanitary sewer (S/E) easements to Johnson County Wastewater with this plat.
- d. **Landscaping/Tree Preservation** – Tracts J and K will provide the required area for master landscaping and street trees will be installed along W. 169th Street and Lichtenauer Drive.
- e. **Stormwater** – New drainage (D/E) easements will be dedicated with this plat which will tie into existing infrastructure from previous phases within this subdivision and comply with all Title 17 requirements.



Aerial view of subject property outlined in yellow.

3. Staff Recommendation

1. Staff recommends approval of FP26-0011, the final plat of Stonebridge Manor, Fifth Plat, with no stipulations.

FINAL PLAT OF STONEBRIDGE MANOR, FIFTH PLAT

A SUBDIVISION OF LAND IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 14 SOUTH, RANGE 24 EAST, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

LEGAL DESCRIPTION
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, thence N 88°01'29" E, along the South line of the Northwest Quarter of said Section 20, a distance of 1638.02 feet; thence N 1°58'31" W, a distance of 660.71 feet to the Southeast plot corner of STONEBRIDGE MANOR, THIRD PLAT, a plotted subdivision of land in the City of Olathe, Johnson County, Kansas, said point also being the Point of Beginning; thence along the Eastern plot line of said STONEBRIDGE MANOR, THIRD PLAT, for the following nine (9) courses; thence N 52°19'08" E, a distance of 180.00 feet; thence N 37°40'52" E, a distance of 19.91 feet; thence N 52°19'08" E, a distance of 39.95 feet; thence N 08°12'17" W, a distance of 60.00 feet; thence N 1°30'41" W, a distance of 132.22 feet; thence N 18°52'07" W, a distance of 144.11 feet; thence Westerly on a curve to the right, said curve having an initial tangent bearing of S 75°04'55" W and a radius of 670.00 feet, an arc distance of 34.80 feet; thence N 11°56'32" W, a distance of 140.00 feet to the Northeast plot corner of said STONEBRIDGE MANOR, THIRD PLAT, said point also being the Southern plot line of COURTS AT STONEBRIDGE, FIRST PLAT, a plotted subdivision of land in the City of Olathe, Johnson County, Kansas, said point also being the Southern right-of-way line of W. 168th Terrace, as now established; thence along the Southern plot line of said COURTS AT STONEBRIDGE, FIRST PLAT and the Southern right-of-way line of said W. 168th Terrace, for the following four (4) courses; thence Easterly on a curve to the left, said curve having an initial tangent bearing of N 78°03'28" E and a radius of 530.00 feet, an arc distance of 171.03 feet; thence N 59°34'07" E, a distance of 144.07 feet; thence Northeasterly on a curve to the left, said curve being tangent to the last described course and having a radius of 530.00 feet, an arc distance of 114.13 feet; thence N 47°13'41" E, a distance of 2.84 feet to the Southwest Plot corner of COURTS AT STONEBRIDGE, SECOND PLAT, a plotted subdivision of land in the City of Olathe, Johnson County, Kansas, said point also being the Southeast plot corner of said COURTS AT STONEBRIDGE, FIRST PLAT; thence S 34°00'05" E, a distance of 46.77 feet; thence S 26°22'21" E, a distance of 246.52 feet; thence S 15°07'07" W, a distance of 241.58 feet; thence S 4°38'46" E, a distance of 273.89 feet; thence S 52°42'42" W, a distance of 137.31 feet; thence S 37°40'52" W, a distance of 108.74 feet to the point of beginning, containing 6.7554 acres, more or less, of unplatted land.

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "STONEBRIDGE MANOR, FIFTH 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, easements 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 absolve 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, and 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 these areas designated as "Sanitary Sewer Easement" or "S/S" on this plat, together with the right of ingress and egress over and through adjoining land as may be reasonably necessary to access said easement and is hereby dedicated to the Consolidated Man Sewer District of Johnson County, Kansas or their assigns. Alliation of land contours will be permitted with the express written approval of JCW. Any piling of improvements or planting of trees on said permanent right-of-way will be done at the risk of the 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 these areas outlined herein and designated on this plat as "U/E" or "Utility Easement".

Tracts "A", "H" and "L" 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 Homeas 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 subject to the obligations and requirements of the Stream Corridor Maintenance Agreement (Bk. 200008, Pg. 000688) 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 free from or abutting on such dedicated public way or thoroughfare.

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

By: Brian Rodrock, Manager
STATE OF KANSAS)
COUNTY OF JOHNSON) SS

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, L.L.C., 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: _____

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

Chairman: Wayne Janer

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

Mayor: John W. Bacon City Clerk: Brenda D. Szwargh

Attest: _____

SE COR. NW 1/4, SEC. 20-14-24, R. 24E, T. 14S, PLAT 1/2 REAR

POINT OF BEGINNING
SE PLAT COR. COURTS AT STONEBRIDGE, SECOND PLAT & SE PLAT COR. COURTS AT STONEBRIDGE, FIRST PLAT

SE COR. NW 1/4, SEC. 20-14-24, R. 24E, T. 14S, PLAT 1/2 REAR

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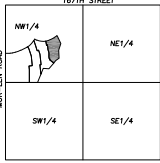
SE COR. NW 1/4, SEC. 20-14-24, R. 24E, T. 14S, PLAT 1/2 REAR



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

LEGEND

- DENOTES SET 1/2"x1/4" REBAR W/PHLEPS CORP. C/S-82 PLASTIC CAP
- DENOTES 1/2" REBAR W/PHLEPS CORP. C/S-82 PLASTIC CAP, UNLESS OTHERWISE NOTED (ORIGIN UNKNOWN UNLESS OTHERWISE NOTED)
- U/E DENOTES UTILITY EASEMENT
- S/S DENOTES SANITARY SEWER EASEMENT
- D/E DENOTES DRAINAGE EASEMENT
- S/E DENOTES SANITARY SEWER EASEMENT



VICINITY MAP
SEC. 20-14-24



SCALE: 1"=2000'

FLOOD NOTE:

A PORTION OF THIS PROPERTY LIES WITHIN ZONE AE, DESIGNATED AS SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.

A PORTION OF THIS PROPERTY LIES WITHIN ZONE X, DESIGNATED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD. AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH CHANGING AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEAKED FROM AN ANNUAL CHANCE FLOOD.

THE REMAINDER OF THE PROPERTY LIES WITHIN ZONE 1, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODING, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, MAP NO. 2000020010, AND DATED AUGUST 3, 2005.

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 OF 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) SURVEYOR HAS DRAWN ALL KNOWN EASEMENTS AND ENCUMBRANCES ON THIS PLAT.

POINT OF BEGINNING
SE COR. NW 1/4, SEC. 20-14-24, R. 24E, T. 14S, PLAT 1/2 REAR

