



STAFF REPORT

Planning Commission Meeting: September 8, 2025

Application:	FP25-0023: Final Plat of Stonebridge South, Second Plat		
Location:	Southeast of S. Ridgeview Road and W. 168 th Terrace		
Owners:	Brian Rodrock; Stonebridge Land & Cattle LLC & Mike Yancik; Elevate Design + Build LLC		
Applicant:	Brian Rodrock; Stonebridge Land & Cattle LLC		
Engineer:	Tim Tucker; Phelps Engineering, Inc		
Staff Contact:	Bradley Hocevar; Planner I		

Site Area:	<u>10.80 ± acres</u>	Proposed Use:	<u>Detached Single-Family Residences</u>
Lots:	<u>35</u>	Existing Zoning:	<u>R-1 (Single-Family Residential)</u>
Tracts:	<u>3</u>	Plat:	<u>Unplatted and Lot 9B of Stonebridge South First Plat</u>

1. Introduction

The applicant is requesting approval of a final plat for *Stonebridge South, Second Plat*, a subdivision located southeast of the intersection of S. Ridgeview Road and W. 168th Terrace. The plat will establish lot lines and dedicate public easements and street right-of-way for thirty-five (35) single-family residential lots and three (3) tracts on approximately 10.80 acres. This plat will also vacate part of Ripley Street and the adjacent utility easement and build line, which is consistent with the approved preliminary plat.

The property was rezoned to the R-1 District in 2005 (RZ05-0025) and obtained preliminary plat approval for the Stonebridge South subdivision in 2023 (PP23-0005). A lot split application (LS25-0014) to split Lot 9 of Stonebridge South First Plat into Lots 9A and 9B will be recorded prior to this plat, as Lot 9B is included with this plat. The proposed final plat is consistent with the approved preliminary plat and the R-1 District standards. This is the second of three phases for the Stonebridge South subdivision.

2. Plat Review

- Lots/Tracts** – The final plat includes thirty-five (35) lots intended for single-family development. Each lot exceeds the minimum lot area of 7,200 square feet and the minimum lot width of 60 feet, as required by the R-1 District. Tracts E and F will be owned and maintained by the Homes Association and used for landscaping, monuments, trails, and open space. Tract G is designated for future development and is intended to be replatted with the property to the south at a later date to accommodate additional single-family development.

- b. **Streets/Right-of-Way** – Public street right-of-way is dedicated with this plat for the extension of 168th Terrace, which will provide the primary access to the site. Additional right-of-way is dedicated for the construction of Lawson Street and Lind Street. Lind Street extends to the south property line to accommodate future residential development.

This plat will also vacate a portion of Ripley Street right-of-way as planned with the revised preliminary plat for Stonebridge South. The property to the south needed Ripley Street to accommodate a previously approved single-family subdivision, but the approved St. John Paul II Church development (PR23-0024) no longer requires this connection.

- c. **Public Utilities** – The property lies within the WaterOne and Johnson County Wastewater service areas. Utility (U/E) and sanitary sewer (S/E) easements, as depicted on the final plat, will be dedicated upon approval.
- d. **Stormwater** – The property is located within the Coffee Creek Watershed and the plat dedicates drainage easements (D/E) to convey stormwater to existing infrastructure. No on-site stormwater detention or treatment is required as the development will utilize existing regional stormwater infrastructure.
- e. **Landscaping/Tree Preservation** – The required street trees will be installed as each lot develops and a landscape plan will be provided prior to plat recording. The final plat dedicates a 20-foot tree preservation easement (TP/E) along the southern boundary, consistent with the preliminary plat and adjacent lots within Stonebridge South, First Plat.



Aerial view of subject property outlined in yellow.

3. Public Notification

Unified Development Ordinance (UDO) 18.40.190 requires the vacation of a public reservation to be approved by the Planning Commission following mailed notification and a public hearing. The applicant mailed the required public notifications by certified mail to property owners within 200 feet of the project site. No correspondence from surrounding property owners has been received by the applicant or staff.

Regarding private utility consent, the applicant provided letters from all utility providers consenting to the vacation request with the exception of Johnson County Wastewater. A stipulation is included in staff's recommendation requiring the applicant to provide a consent letter from Johnson County Wastewater. City Traffic, Engineering, and Planning staff have reviewed the request to vacate Ripley Street and the adjacent utility easement and build line and all recommend approval.

4. Staff Recommendation

- A. Staff recommends approval of FP25-0023, the final plat of Stonebridge South, Second Plat, with the following stipulation(s):
 - 1. Prior to the recording of this final plat, the lot split for Lot 9 of Stonebridge South First plat must first be recorded.
 - 2. Prior to the recording of this final plat, approval from all applicable private utility companies consenting to the requested vacation must be provided to the City.