



MINUTES

Planning Commission Meeting: September 8, 2025

Application:	<u>FP25-0023:</u> Request for approval of a final plat and a vacation of public utility easements and public street right-of-way for Stonebridge South, Second Plat, containing thirty-five (35) lots and three (3) tracts on approximately 10.80 acres, located southeast of W. 168th Terrace and S. Ridgeview Road.
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Bradley Hocevar, Planner I, presented FP25-0023, a request for approval of a final plat for Stonebridge South, Second Plat, located at the southeast corner of Ridgeview Road and 168th Terrace. Mr. Hocevar noted the application also included a request to vacate a segment of Ripley Street right-of-way and associated public easements, thus necessitating a public hearing. Mr. Hocevar explained that the site encompassed approximately 10.8 acres within the R-1 zoning district. The proposed plat would define lot lines and dedicate public easements and street right-of-way to support 35 single-family residential lots and three tracts of land. These tracts were intended for landscaping and open space, with future residential development noted as well. Additionally, Mr. Hocevar mentioned an ongoing administrative lot split application that would divide Lot 9 of Stonebridge South First Plat into Lots 9A and 9B. He continued that Lot 9B, part of the current plat application, would be merged with Lot 81, creating one additional residential lot. He demonstrated the request to vacate a portion of Ripley Street, which was originally meant to serve a now-unneeded subdivision, due to the approval of the St. John Paul Church development. This change aligned with a revised preliminary plat already approved. Mr. Hocevar added the City's traffic and utility staff had reviewed the application. Utility providers, except Johnson County Wastewater, had granted consent, and staff was still awaiting a response from Johnson County Wastewater. Given these considerations, staff recommended approval of the final plat and associated vacation requests, contingent on receiving the remaining utility consent and the lot split being recorded before the final plat.

Chair Janner asked if there were any further questions. Hearing none, he opened the public hearing, but no one was signed up to speak. He called for a motion to close the public hearing.

Commissioner Brown moved to close the public hearing, and **Commissioner Chapman** seconded the motion. The motion passed by a vote of 6 to 0.

Chair Janner called for any final discussion. With none, he called for a motion on the item.

A motion to approve FP25-0023 as stipulated by staff was made by **Commissioner Terrones** and seconded by **Commissioner Brown**. The motion passed with a vote of 6 to 0 with the following stipulations:

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.