



STAFF REPORT

Planning Commission Meeting: July 28, 2025

Application:	FP25-0022: Final Plat of Stonebridge South Addition, First Plat		
Location:	Southeast of S. Ridgeview Road and W. 168 th Terrace		
Owners:	Brian Rodrock, Stonebridge Land & Cattle LLC & Roman Catholic Archdiocese of Kansas City in Kansas		
Applicant/Developer	Brian Rodrock, Stonebridge Land & Cattle LLC		
Engineer:	Tim Tucker; Phelps Engineering, Inc		
Staff Contact:	Bradley Hocevar; Planner I		
Site Area:	<u>0.65 ± acres</u>	Proposed Use:	<u>Detached Single-Family Residence</u>
Lots:	<u>2</u>	Existing Zoning:	<u>R-1 (Single-Family Residential)</u>
Tracts:	<u>1</u>	Plat:	<u>Unplatted</u>

1. Introduction

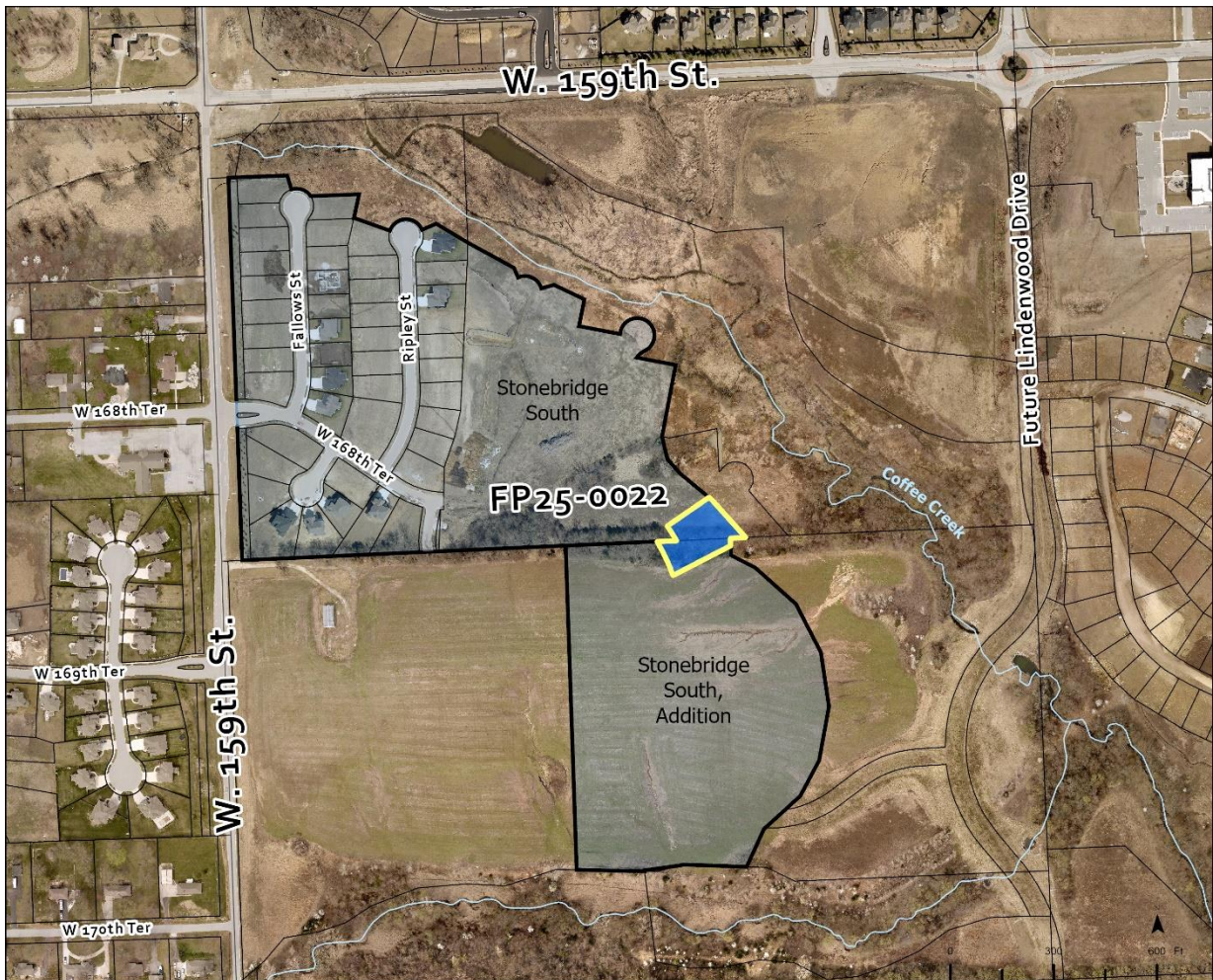
The applicant is requesting approval of a final plat for the *Stonebridge South Addition, First Plat*, a subdivision located southeast of the intersection of S. Ridgeview Road and W. 168th Terrace. The proposal includes two (2) single-family residential lots and is consistent with the approved preliminary plat for Stonebridge South Addition and the R-1 (Single-Family Residential) Zoning District. Only two (2) lots are being platted at this time as the land is owned by two separate entities who are working together to plat only the land they own jointly. The remaining 46 lots of the Stonebridge South Addition subdivision will be platted in the future.

2. Plat Review

- Lots/Tracts** – The final plat includes two (2) 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 (Single-Family Residential) Zoning District.
- Streets/Right-of-Way** – Public street right-of-way is dedicated with this plat for the construction of Lind Street. As this property has no public access, the applicant intends to provide access by first platting Stonebridge South 2nd Plat to the north, connecting Lind Street to the public street network. A stipulation is included in staff's recommendation to ensure public access is provided for this plat.

Stonebridge South Addition (PP23-0004) was approved as a one-phase, 48-lot subdivision that required Lindenwood Drive to be installed with that subdivision. The applicant is requesting to plat two (2) lots now and not install Lindenwood Drive at this

time. A stipulation is included in staff's recommendation requiring the construction of Lindenwood Drive upon further development of Phase 2 of the Stonebridge South subdivision and to update the recorded Road Cost Sharing Agreement to reflect this change.



Aerial view of subject property outlined in yellow.

- c. **Public Utilities** – The property lies within the WaterOne and Johnson County Wastewater service areas, ensuring adequate provisions for water and sanitary sewer utilities. Utility, sanitary sewer, and drainage easements, as depicted on the final plat, will be dedicated upon approval.
 - d. **Stormwater** – The property is located within the Coffee Creek Watershed and will maintain existing drainage paths. No on-site stormwater detention or treatment is required, as the development will utilize existing regional stormwater infrastructure.
 - e. **Landscaping**– A landscape plan has been submitted consistent with the approved preliminary plat and the applicable requirements of the UDO. Street trees will be installed as each lot develops, as required by the UDO.
- 3. Staff Recommendation**
- A. Staff recommends approval of FP25-0022, the final plat of Stonebridge South Addition, First Plat, with the following stipulation(s):

1. The recording of this final plat must not occur until the required access and adequate public facilities are provided through an adjacent property.
2. The Amendment to Road Cost Sharing Agreement submitted to City staff on June 26, 2025 must be recorded concurrently with this final plat.
3. The approval of this final plat does not require the construction of Lindenwood Drive. With any further development of Phase 2 as shown on the preliminary plat (PP23-0004) 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.