

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. 168th 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: 10.80 ± acres Proposed Use: Detached Single-Family Residences

Lots: <u>35</u> Existing Zoning: <u>R-1 (Single-Family Residential)</u>

Tracts: 3 Plat: Unplatted and Lot 9B of Stonebridge

South First Plat

1. Introduction

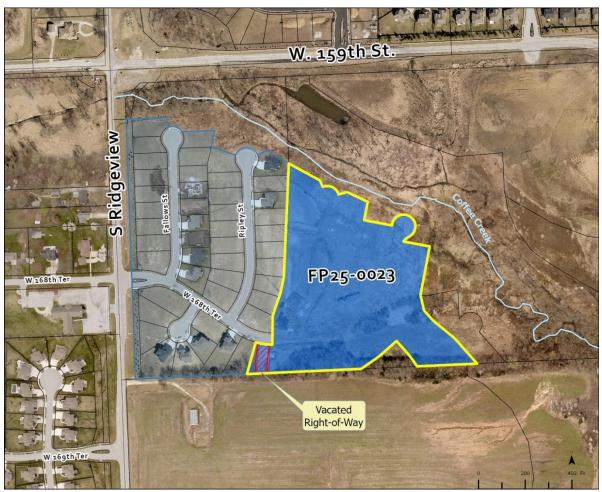
The applicant is requesting approval of a final plat for *Stonebridge South*, *Second Plat*, a subdivision located southeast of the intersection of S. Ridgeview Road and W. 168th Terrace. The plat will establish lot lines and dedicate public easements and street right-of-way for thirty-five (35) single-family 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

a. <u>Lots/Tracts</u> – 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. <u>Streets/Right-of-Way</u> 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. <u>Public Utilities</u> 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. <u>Stormwater</u> 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. <u>Landscaping/Tree Preservation</u> 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.

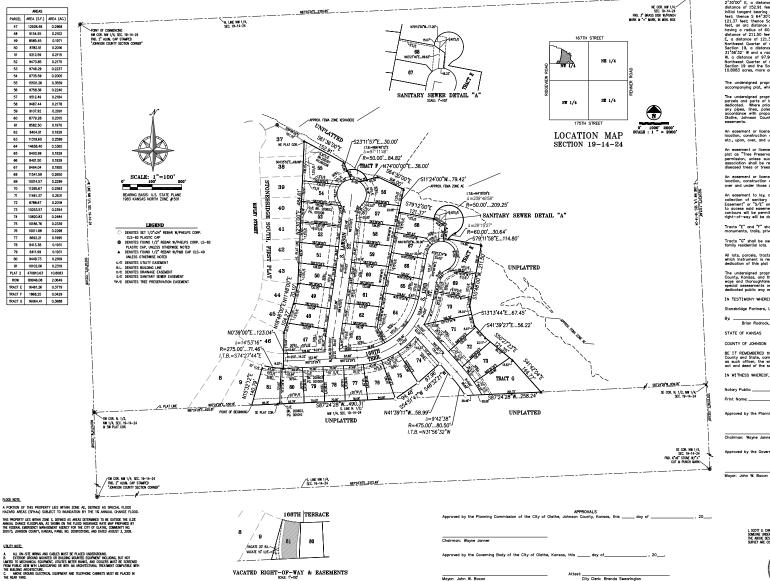
Regarding private utility consent, the applicant provided letters from all utility providers consenting to the vacation request with the exception of Johnson County Wastewater. A stipulation is included in staff's recommendation requiring the applicant to provide a consent letter from Johnson County 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.

STONEBRIDGE SOUTH, SECOND PLAT

RESURVEY AND REPLAT OF PART OF LOT 9, AND PART OF RIPLEY STREET RIGHT-OF-WAY, STONEBRIDGE SOUTH, FIRST PLAT, A PLATTED SUBDIVISION OF LAND TOGETHER WITH ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 19. TOWNSHIP 14 SOUTH, RANGE 24 EAST, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS



This description was prepared by Phelips Engineering, Inc., KG C.S.C. 2004. August 27, 2025, for Project No. 220008. Resurvey and repict of part of Role State Court of Sta

point of the Northwest Quarter of Section 19, Normaho 14 South, Rodge 24 Lost, in the City of Octobs, Annison County, Kenness, Beng more
Communication 14 to Northwest Counter of the Northwest Counter of and Sociation 19, thore 29 75/2015; C. disp, the fact like at least 19 of the Northwest Counter of and Sociation 19, add point of other Northwest Counter of and Sociation 19, add point of other Northwest Counter of and Sociation 19, add point on the Northwest Counter of and Sociation 19, add point of the Northwest Counter of and Sociation 19, add point of the Northwest Counter of and Sociation 19, add point on the Southwest plat counter of the Northwest Counter of and Sociation 19, add point of the Counter of 19, and the Northwest Counter of 19, add point on the Southwest Park 19, and the Northwest Counter of 19, a

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 "STOMERRIDGE SOUTH, SECOND PLAT".

undersigned proprietors of said property shown on this plat do hereby dedicate for public use and public ways and thoroughfores,

consensed to license in hereby dedicated to the City of Claims to enter upon, over and corross those over outlined and designated on this can "free Preservation Economic" or "PYPC". Trees shall not be removed from a tree preservation economic without the City of Claims's insistion, unless such the con-decid, diseased or pase a threat to the public or adjacent property. The developer and/or the homes seed trees or trees posing a threat to the public or adjacent, including two in the limits to the enemoid of dead researches and the public or adjacent property.

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 drair over and under those areas outlined hereon and designated on this plat as "U/E" or "Utility Easement".

An easement to lay, construct, maintain, alter, repair, replace and operate one or more sewer lines and all appurtenances convenient collection of scotlary servery. Logather with the right of ingress and eyers, over and through those areas designated as "Scotlary Seer Essement" or "SE" on this plat, together with the right of ingress and eyers over and through objecting land arm may be reasonably necessary to access solid essement and is hereby dedicated to Johnson County Waltereder of Johnson County, Kansso or their assigns. Alteration of land interface of the county interface of the county of the count

Tracts "E" and "F" shall be owned and maintained by the Cedar Ridge Hornes Association. Said tracts are intended to be used manuments, trails, private open space.

RESTRICTIONS

EXECUTION IN TESTIMONY WHEREOF, Stonebridge Portners, LLC, has caused this instrument to be executed on this _

ACKNOWLEDGEMENT

BE 1T REMEMBERED that on this do yof.

County and Sicte, came Brian Redrock, Manager of Stonebridge Partners, L.C., who is personally known to me to be such person who executed, county and Sicte, came Brian Redrock, Manager of Stonebridge Partners, L.C., who is personally known to me to be such person who executed, and such person dury cationselogate the execution of the same to be the cost and deed of the same.

ved by the Planning Commission of the City of Clathe, Johnson County, Kansas, this _____ day of __







PHAIRS ANGINESSING, INC. rom N Winehester Olatino, Kansas 66061 Pax (915) 595-1166