



STAFF REPORT

Planning Commission Meeting: October 13, 2025

Application:	FP25-0029: Final Plat of Stonebridge Manor, Fourth 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 I

Site Area:	<u>3.75± acres</u>	Proposed Use:	<u>Single-Family Residential</u>
Lots:	<u>14</u>	Existing Zoning:	<u>R-1 (Single-Family Residential)</u>
Tracts:	<u>1</u>	Plat:	<u>Unplatted</u>

1. Introduction

The following application is a request for the final plat of Stonebridge Manor, Fourth 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 fourteen (14) single-family lots and one (1) tract on 3.75 ± acres. This is the fourth 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 fourteen (14) single-family residential lots and one (1) common tract. All proposed lots comply with the minimum lot size and width of the R-1 District. Tract I will be owned and maintained by the Homes Association and used for open space, landscaping, fencing, subdivision monuments, and similar common amenities.
- Streets/Right-of-Way** – This plat will extend previously dedicated W. 169th Street and S. Bell Road. 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 JCW with this plat.
- d. **Landscaping** – Tract I will provide the required area for master landscaping and street trees will be installed along W. 169th Street and S. Bell Road.
- 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

- A. Staff recommends approval of FP25-0029, the final plat of Stonebridge Manor, Fourth Plat, with no stipulations.

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

[illegible]

The undersigned properties 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, overpasses and alleys not heretofore dedicated. Where prior easement rights have been granted to any person, the undersigned hereby agree to terminate such easement rights and the same shall terminate on the date of recording of this plat and thereafter any easement rights shall be relocated, in accordance with proposed improvements as now set forth, the undersigned properties hereby absolve and agree to indemnify the City of Clifton, 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, underground utility facilities, and similar facilities, 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 Clifton, Kansas.

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

RESTRICTIONS

CONSENT TO LEVY

The undersigned proprietors of the above described land hereby agrees and consents that the Board of County Commissioners of Johnson County, Kansas, and the City of Glathie, 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 fronting or abutting on such dedicated public way or thoroughfare.

Stonebridge Partners, LLC

ACKNOWLEDGEMENT

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, LLC, who is personally known to me to be such person who executed, as such officer, the within instrument on behalf of said

Notary Public: _____ My Appointment Expires: _____

APPROVALS

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

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

MAYOR: JOHN W. BOGGS City Clerk: BRENDA D. SWEETINGMAN

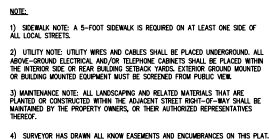
I, SCOTT G. CHRISMAN, HEREBY CERTIFY THAT IN APRIL 2021, I OR SOMEONE UNDER MY DIRECT SUPERVISION HAVE MADE A SURVEY OF THE ABOVE DESCRIBED TRACT OF LAND AND THE RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENTED ON THIS PLAT.

BY:  LICENSED PROFESSIONAL ENGINEER
 KANSAS
 LAND SURVEYING - LS-82

CERTIFICATE OF AUTHORIZATION
 KANSAS
 LAND SURVEYING - LS-82

PLANNING
 ENGINEERING
 1200 N. Winchester
 Olathe, Kansas 66061
 (913) 765-8000

ENGINEERING-200706068

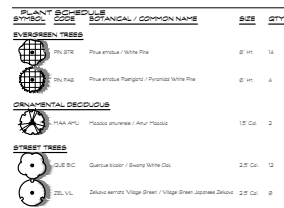
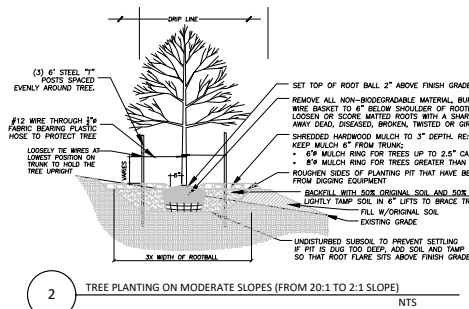


FLOOD NOTE:

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

A PORTION OF THIS PROPERTY LIES WITHIN ZONE X(SHADED), DEFINED AS AREAS OF ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

THE REMAINDER OF THE PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, KANSAS MAP 2009C01010, AND DATED AUGUST 3, 2009.



18.35.10.0 Street Tree Calculations				
One Tree Per 40 linear feet of local street (average spacing)				
	Type	Quantity	Measurement	Tree Counts
	W. 169th Street	402	LF	11 Street Trees Required
	S. Bell Road	183	LF	5 Street Trees Required
Eight evergreen trees, two shade trees, and one ornamental tree per 100 linear feet of collector street				
	Tract I & Tract F	438	LF	25 Total Trees (One-side)
	Residential Lots	14	lots	min. 1 street tree per lot
	of which	3	corners	min. 2 street trees per lot
	Total Street Trees Required			41 total
	Total Street Trees Provided			41 total



Know what's below.
Call before you dig.

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.
UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY
THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE
VERIFIED IN THE FIELD AT THE TIME OF
CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF
UNDERGROUND UTILITIES CALL 811.



STREET TREE PLAN
FINAL PLAT OF STOURBRIDGE MANOR, FOURTH PLAT
E OF S. CHESHIRE ST. & W 169TH ST.,
O'ATHE, JOHNSON COUNTY, MISSOURI

PROJECT NO.	250720	No.	Date	Revisions:	App.
DESIGNED BY: DR. J. L. BROWN		1	9-16-25	RESPONSE TO PLAN REVIEW STAFF COMMENTS	By: JLB
CHECKED BY: APPROVED BY: JLB					MM
DATE: 10-15-2025					
PROJECT LOCATION: 15-42					
PROJECT NAME: 15-42					
PROJECT TYPE: 15-42					
PROJECT STATUS: 15-42					
PROJECT COMMENTS: 15-42					
PROJECT NOTES: 15-42					
PROJECT DRAWING: 15-42					
PROJECT SCALE: 15-42					
PROJECT SHEET: 15-42					
PROJECT TOTAL: 15-42					
PROJECT TOTAL: 15-42					

SHEET

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