

STAFF REPORT

Planning Commission Meeting: October 13, 2025

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

Location: Southeast of W. 167th 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: 3.75± acres Proposed Use: Single-Family Residential

Lots: <u>14</u> Existing Zoning: <u>R-1 (Single-Family</u>

Residential)

Tracts: 1 Plat: Unplatted

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

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

STONEBRIDGE MANOR, FOURTH PLAT

A SUBDIVISION OF LAND IN THE NORTHWEST QUARTER SECTION 20, TOWNSHIP 14 SOUTH, RANGE 24 EAST, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS $r_{R_{AC_{T}}}$

COURTS AT STONEBRIDGE, FIRST PLAT

10' U/E & D/E_

△=2.58.33" /R=670.00'...34.80'

71

70

LTR =N78'03'28"F

S1'30'49"E...5.52"

W 168TH TERR.

S75'51'02"W...50.00

N88101'29"E...1472.82"

Δ=0'41'40" R=625.00'...7.57'

STONEBRIDGE MANOR, THIRD PLAT

.I.T.B.=N13'27'19"W

TRACT A COURTS AT STONEBRIDGE, REPLAT OF TRACT A

313.96

10" U/E & D/E W. 169TH ST.

Δ=2'34'24"

82

47

S

S70'36'22"W...51.00'-J

46

S70'36'22"W...2.60'

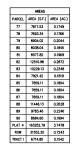
R=680 00' 30 54'

I.T.B.=S65'26'03"E

S68'00'04"E...49.38

83

10" U/E





LEGEND

- O DENOTES SET 1/2"x24" REBAR W/PHELPS COR
- CLS-82 PLASTIC CAP

 DENOTES FOUND 1/2" REBAR W/PHELPS CORP. CLS-82 PLASTIC CAP LINESS OTHERWISE NOTED

- (ORIGIN UNKNOWN UNLESS DESCRIBED)

 U/E DENOTES UTLITY EASEMENT

 B.L. DENOTES BUILDING LINE

 D/E DENOTES DRAINAGE EASEMENT





20

Negft PLICE

45

44

43

42

41

N62'54'41"W...15.00'-

1) SIDEMALK NOTE: A 5-FOOT SIDEMALK IS REQUIRED ON AT LEAST ONE SIDE OF ALL LOCAL STREETS.

4) SURVEYOR HAS DRAWN ALL KNOW EASEMENTS AND ENCUMBRANCES ON THIS PLAT

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

LEGAL DESCRIPTION

LEGAL DESCRIPTION

LEGAL DESCRIPTION

14 South, Range 24 East, in the City of Glothe, Johnson County, Konson, being more profuled as follows:

14 South, Range 24 East, in the City of Ooths, Adminon County, Kensos, being more portiously described as foliose.

Commencing to the Southwest corner of the Northwest Outstand or 40 States (Section 20, a distance of 116.73 feet, thence N 18°0.735 g., thence N 18°0.735 g., thence N 18°0.735 g., along the South like of the Northwest Outstand or 116.73 feet, thence N 18°0.735 g., thence N 18°0.735 g., along the South like of 116.73 feet, thence N 18°0.735 g., and then 18°0.735 g., and thence N 18°0.735 g., and then 18°0.735 g., and thence N 18°0.735 g., and then 18°0.735 g., and then 18°0.735 g., an

The undersigned proprietors of each property shown on this plot do heavy dedicate for public use and public use you public bursteen on ports or loss federate that is plot as streets, thereine, possess, contact, device, lorses, possess, designed adjust and the proprietor assessment rights have been granted to each person, untilly or copporation used parts of the land as decicled, and any pleas liters, posses and wires, consolist, ductor or codes herefulner introduct thereigned markets are regarded to compare the compared to the proprietor of the proprietor of the proprietor of the proprietor of any such existing value proprietor of the proprietor of any such existing value proprietor of the proprietor of any such existing value proprietor of the proprietor of any such existing value proprietor of the proprietor of any such existing value proprietor of the proprietor of any such existing value proprietor of the proprietor of any such existing value proprietor of the proprietor of any such existing value proprietor of the proprietor of the proprietor of any such existing value proprietor of the p

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All lots, parcels, tracts and properties in this subdivision shall hereafter be subject to the Declarations of Restrictions, which instruments are to be recorded in the Office of the Register of Deeds of Johnson County, Kansas, and which shall hereby become a part of the dedication of this plat as though fully set forth herein.

IN TESTIMONY WHEREOF, Stonebridge Partners, LLC, has caused this instrument to be executed on this

APPROVALS

STATE OF MANSAS

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written

___ My Appointment Expires:

approved by the Governing Body of the City of Olathe, Kansas, this

Mayor: John W. Bacon City Clerk: Brenda D. Swearingian

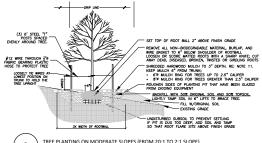
COTT G. CHRISMAN, HEREBY CERTIFY THAT IN APRIL 2021, I OR SOMEONE UNDER MY DIRECT REVISION HAVE MADE A SURVEY OF THE ABOVE DESCRIBED TRACT OF LAND AND THE RESULTS AND SURVEY ARE CORRECTLY REPRESENTED ON THIS PLAT







PHILIPS BINGINGERING, INC. 1220 N. Winchester Olatino, Kansas 66061 Pax (915) 595-1166



TREE PLANTING ON MODERATE SLOPES (FROM 20:1 TO 2:1 SLOPE) 2 NTS

46 79 81 78 82 \odot W. 169TH ST. 75 47 (·) 48 88 $\langle \cdot \rangle$ 49 87

> UTILITY EASEMENT PROHBITS TREE PLACEMENT

> > 51

88

PLANT SCHED	DULE BOTANICAL / COMMON NAME	5/28	gty
EVERGREEN TREES	Phus errobus / White Pine	g" Ht.	<u> </u>
*	Pinus errobus Floerigions' / Pyromidal White Pine	Ø" Ht.	4
ORNAMENTAL DECI		15.04	
STREET TREES	Poddod dhurenee / Artur Poddod	15 Ca.	*
2.880	Quercus bicsion / Swamp Write Clok	2.5° Cal.	12
() ZELVL	Zelkova serrata Vilage Green / Vilage Green Japanese Zelkova	25 Cd.	9

LANDSCAPE NOTES

1. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS TO ENSURE THAT THE NEW WORK SHALL FIT INTO THE EXISTING SITE IN THE MANNER INTENDED AND AS SHOWN ON THE DRAWINGS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE ON THE CONDITIONS DIST THAT ARE CONTRAINT TO THOSE ON THE DRAWNING, THE CONTRAINTOR SHALL NOTIFY THE CONTRAINT SHALL NOTIFY THE CONTRAINT SHALL NOTIFY THE CONTRAINT AFFA. INCLUME DIFFERENCES, NOTIFICATION SHALL BE MODE IN THE FORM OF A DRAWNING OF SECTION HOLDING FILE MEASUREMITS AND MOTES RELATING TO THE AREA.

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OF ANY PARTY MATERIAL THE ALL UTILITIES PRIOR TO INSTALLATION OF ANY PARTY MATERIAL.

3. ALL SHRUBS SHALL BE LOCATED OUTSIDE OF SIGHT DISTANCE TRANSCESS. DECOLUDIOL STREET FIRST SH SIGHT DISTANCE TRANSCESS.

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COMTRACTOR SHALL NOTHER CONTINUED THE PROVIDE THE PROV

INSTALATION.

NO PLANT MATERIAL SUBSTITUTIONS ARE ALLOWED WITHOUT THE PROR APPROVAL OF THE LANDSCAPE ARCHITECT.

ALL PLANT MATERIAL ELIENEED ON SITE SHALL COMPLY WITH THE GENERAL STANDARDS FOR NURSERY STOOK AS DEFINED OF THE MOST RECEIVE EDITION OF "MERICAN STANDARD FOR NURSERY STOOK" PUBLISHED BY AMERICANDER, INCLUDING (BUT NOT EXCLUSIVE), TWOLDON'S OTHER HABIT, WORM PLANTS, MEST, MEST,

EXCLUSIVELY INCLUDING! FORM, MAST, 1000R, MELTH, AND
ALL MINERALS RESPECTED ON ISE AND FOUND TO BE
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MINIMUM ACCEPTED SIZE SHALL NOT BE ACCEPTED. ANY MATERIAL
INSTALLED THAT DOES NOT MEET THESE MINIMUM DIZE
THE OWNER.

REQUIREMENTS SHALL BE FEMONED AND REPLACED AT NO COST TO THE OWNER.

THE OWNER.

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18.30.130.G Street Tree Calculations								
One Tree Per 40 lineal feet of local street (average spacing)								
Туре	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 lineal 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	s per lot				
Total Street Trees Required	41			total				
Total Street Trees Provided 4				total				



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





SHEET

STREET TREE PLAN
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E OF S. CHESHIRE ST. & W 169TH ST.
OLATHE, JOHNSON COUNTY, MISSOURI