



STAFF REPORT

Planning Commission Meeting: September 23, 2024

Application:	FP24-0024: Final Plat of Stonebridge Park, Replat of Lot 60
Location:	15844 W. 163 rd Terrace
Owner/Developer:	Greg Prieb, Woodland Partners LLC
Engineer:	Tim Tucker, Phelps Engineering
Staff Contact:	Taylor Vande Velde, Planner II

Site Area:	<u>0.34 ± acres</u>	Proposed Use:	<u>Residential, Single-Family Detached</u>
Lots:	<u>1</u>	Existing Zoning:	<u>R-1 (Single-Family) District</u>
Tracts:	<u>1</u>	Density:	<u>3.03 units/acre</u>

1. Introduction

The following application is for the final plat of Stonebridge Park, Replat of Lot 60, which will establish lot lines and dedicate public easements for one (1) single-family lot and one (1) tract. This replat is needed to divide the existing triangular property and plat an area of unplatted land to the north to create one buildable lot for a single-family home and one (1) tract.

The subject property was rezoned to the R-1 (Single-Family) District in 2005 and subject to Ord. 05-24. The preliminary plat for Stonebridge was later revised and approved in 2014. The proposed plat aligns with the preliminary plat.

2. Plat Review

- a. **Lots/Tracts** – This final plat will combine Lot 60 of Stonebridge Park, 2nd Plat (FP14-0009), and replat it with a tract from the adjacent Heritage Ranch property (RZ23-0012) to redefine a more rectangular lot to construct a single-family home.

The proposed lot will be 10,556 square feet and almost 80 feet wide, exceeding the minimum of 7,200 square feet and minimum lot width of 60 feet for R-1 zoning. Tract A will be owned and maintained by the Heritage Ranch Homeowner's Association for subdivision landscaping, amenities, monuments, and trails.

- b. **Streets/Right-of-Way** – This plat will not dedicate street rights-of-way. The lot has existing access from W. 163rd Terrace which terminates adjacent to the site. As no street extension is provided to the property to the north, the developer will construct a hammerhead turnaround in Tract A.

- c. **Public Utilities** – The subject property is located within the Johnson County Wastewater and Water District No. 1 service areas. Sewer is available on the east side of W. 163rd Terrace and an existing water easement is located on this plat. New utility (U/E) and drainage (D/E) easements will be dedicated by this plat to serve the development.
- d. **Stormwater Management** – There are no stormwater detention areas on this plat. Stormwater management was provided in previous phases of the Stonebridge subdivision and accommodates the subject property.
- e. **Landscaping/Tree Preservation** – Street trees are provided along W. 163rd Terrace for a total of four (4) trees on both Lot 60 and Tract A. A 10-foot-wide Tree Preservation easement is provided on the northern perimeter of Lot 60 and will be provided in Tract A, Street trees will be provided along all streets per UDO requirements.



Aerial view of the subject property is outlined in yellow.

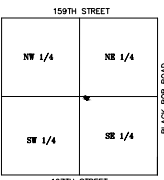
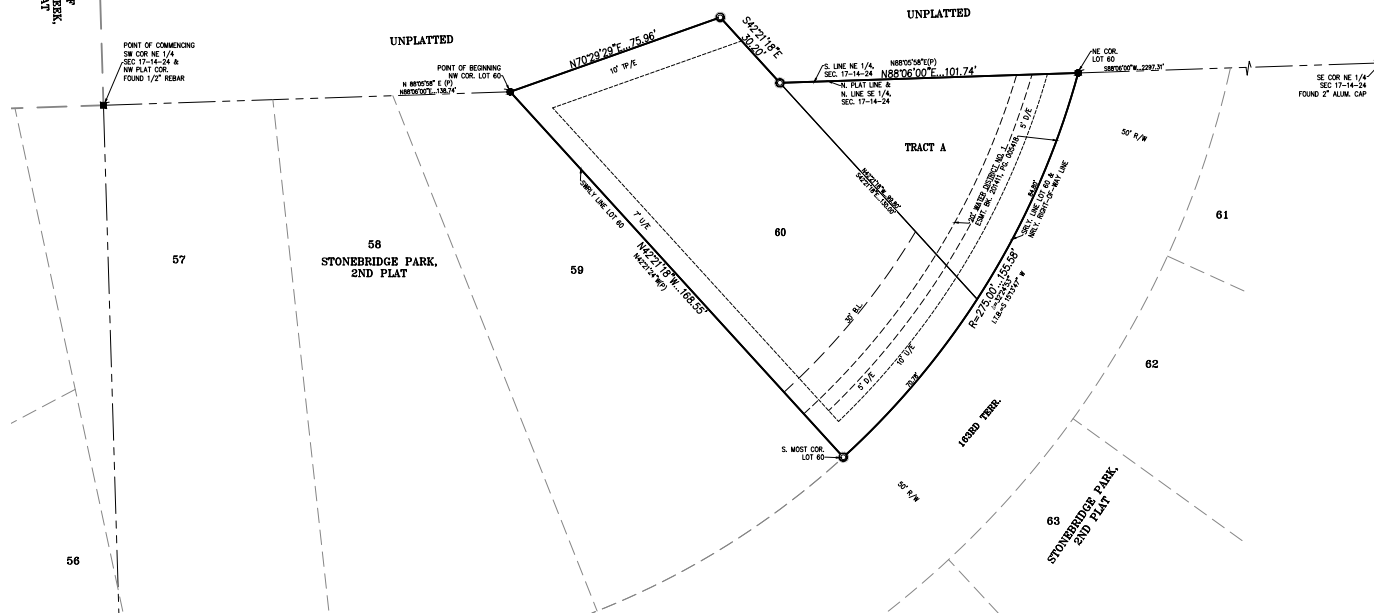
3. Staff Recommendation

- A. Staff recommends approval of FP24-0024, the final plat of Stonebridge Park, Replat of Lot 60, with the following stipulation(s).
 - 1. A Tree Preservation Easement must be shown on Tract A prior to recording the final plat.

FINAL PLAT OF STONEBRIDGE PARK, REPLAT OF LOT 60

RESURVEY AND REPLAT OF LOT 60, STONEBRIDGE PARK, 2ND PLAT, A
PLATTED SUBDIVISION OF LAND TOGETHER WITH ALL THAT PART OF THE
NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 24 EAST,
IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

TRACT F
ARBOR CREEK
3RD PLAT



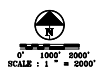
**LOCATION MAP
SECTION 17-14-24**



PARCEL	AREA (S.F.)	AREA (AC)
TRACT A	4246.83	0.0929
PLAT	14803.20	0.3392
UNPLATTED	10566.96	0.2443
60	10566.37	0.2423

FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF OLATHE, COMMUNITY NO. 200173 AND JOHNSON COUNTY, KANSAS COMMUNITY NO. 200189, PANEL NO. 20091010 G, AND DATED AUGUST 3, 2009.



DESCRIPTION
This description was prepared by Phelps Engineering, Inc., KS CLS-82 on June 19, 2024, for Project No. 240556. Resurvey and replat of Lot 60, STONEBRIDGE PARK, 2ND PLAT, a platted subdivision of land together with part of the Northeast Quarter of Section 17, Township 14 South, Range 24 East all in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Southwest corner of the Northeast Quarter of said Section 17, said point also being an angle point on the North plot line of said STONEBRIDGE PARK, 2ND PLAT; thence N 89°00'00" E, along the South line of the Northeast Quarter of said Section 17 and the North plot line of said STONEBRIDGE PARK, 2ND PLAT, a distance of 138.74 feet to the Northeast corner of said Lot 60; said point also being the Point of Beginning; thence N 70°29'22" E, a distance of 73.96 feet to the North plot line of said STONEBRIDGE PARK, 2ND PLAT; thence S 42°21'18" E, a distance of 30.20 feet to a point on the South line of the Northeast Quarter of said Section 17, said point also being on the North plot line of said STONEBRIDGE PARK, 2ND PLAT; thence N 89°00'00" E, along the South line of the Northeast Quarter of said Section 17 and the North plot line of said STONEBRIDGE PARK, 2ND PLAT, a distance of 103.74 feet to the Northeast corner of said Lot 60; said point also being on the Northern right-of-way line of 167th Street, as so established along the Southwestern line of said Lot 60 and the Northern right-of-way line of said 167th Street and on a curve to the right, said curve having an initial tangent bearing of S 15°15'47" W and a radius of 375.00 feet, a distance of 155.56 feet to the Southernmost end of said Lot 60; thence S 42°21'18" E, along the Southwestern line of said Lot 60, a distance of 168.55 feet to the Point of Beginning, containing 0.3392 acres, more or less, of which 0.3109 acres of replatted land and 0.0243 acres of unplatted land.

DEDICATION
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 "STONEBRIDGE PARK, REPLAT OF LOT 60".

The undersigned proprietors 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, avenues and alleys not heretofore dedicated. Where prior easement rights have been granted to any person, utility or corporation on said parts of the land so dedicated, and any poles, lines, pipes and wires, conduits, ducts or cables heretofore installed thereon and thereon are required to be relocated, in accordance with proposed Improvements as now set forth, the undersigned proprietors hereby declare and agree to indemnify the City of Olathe, 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, subsurface drainage 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 Olathe, 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 these areas outlined hereon and designated on this plat as "U/E" or "Utility Easement".

An easement or license is hereby dedicated to the City of Olathe to enter upon, over and across those areas outlined and designated on this plat as "Tree Preservation Easement" or "T/P/E". Trees shall not be removed from a tree preservation easement without the City of Olathe's permission, unless such trees are dead, diseased or pose a threat to the public or adjacent property. The developer and/or the homes association shall be responsible for the maintenance of the tree preservation easement, including but not limited to the removal of dead or diseased trees or trees posing a threat to the public or adjacent property.

Tract "A" shall be owned and maintained by Heritage Ranch Homes Association. Said tract is intended to be used for open space, homeowner amenities, landscaping, monuments, trails and private open space.

CONSENT TO LEVY
The undersigned proprietors of the above described land hereby agree and consent that the Board of County Commissioners of Johnson County, Kansas, and the City of Olathe, 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.

EXECUTION
IN TESTIMONY WHEREOF, Heritage Ranch Developers, LLC, has caused this instrument to be executed on this _____ day of _____, 20____.

By: _____
Bruce L. Rieke, Managing Member

STATE OF KANSAS)
) SS
COUNTY OF JOHNSON)

ACKNOWLEDGMENT

BE IT REMEMBERED that on this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said County and State, came Bruce L. Rieke, Managing Member of Heritage Ranch Developers, LLC, who is personally known to me to be such person who executed, on each office, the within instrument, on behalf of said partnership, and such person duly acknowledged the execution of the same to be the act and deed of the same.

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

Notary Public: _____ My Appointment Expires: _____
Print Name: _____

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

Chairman: Wayne Janzer

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

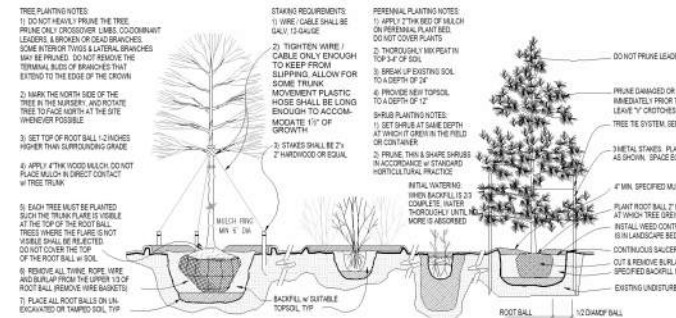
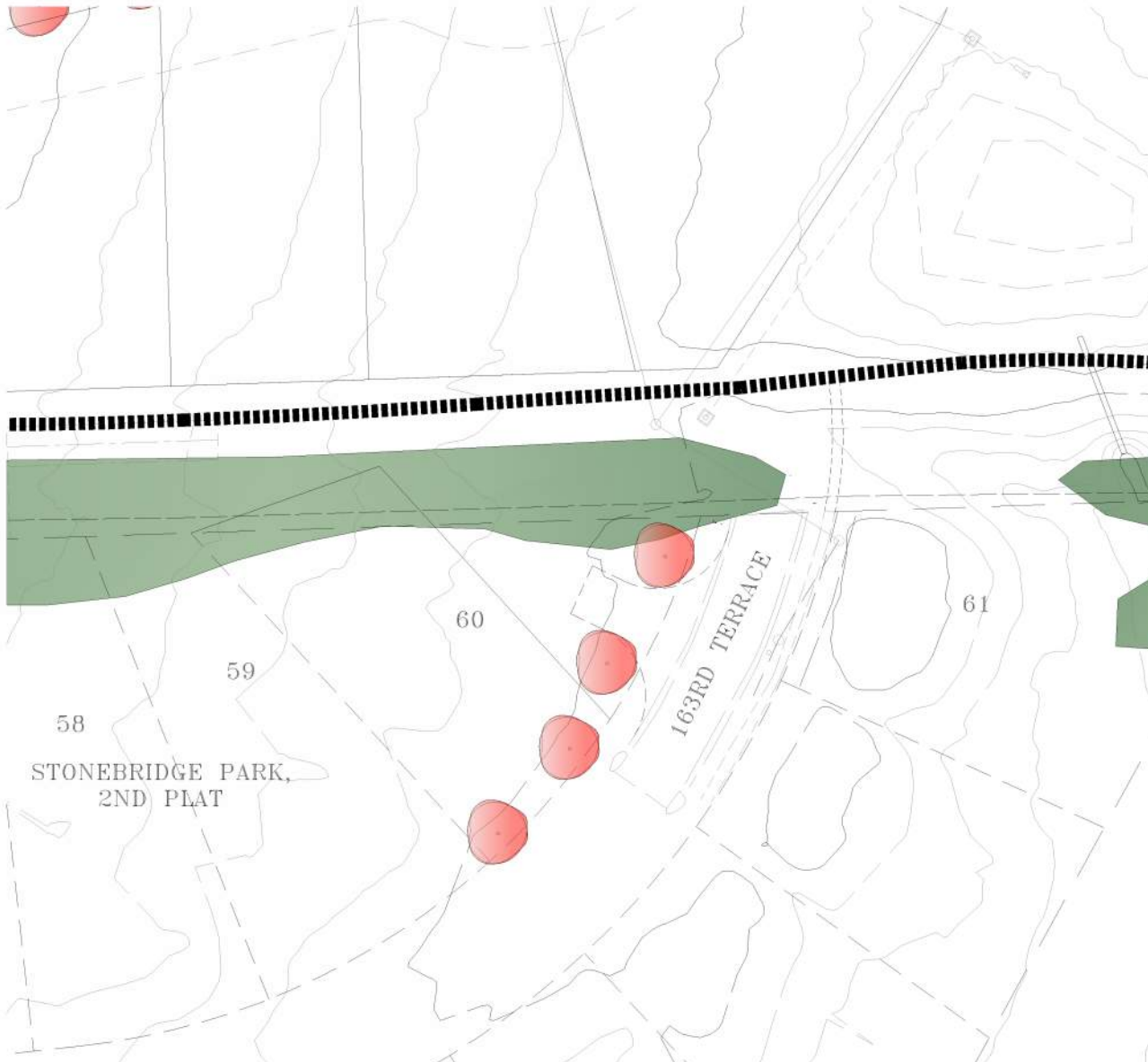
Mayer: John W. Bacon
Attest: _____
City Clerk: Brenda Swearington

I, SCOTT G. CHRISMAN, HEREBY CERTIFY THAT IN JUNE 2024, 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.

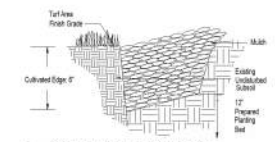


BY: SCOTT G. CHRISMAN, KS. LS-1306





2 PLANTING INSTALLATION DETAILS
SCALE: NTS



3 CULTIVATED EDGE DETAIL
SCALE: NTS

Landscaping Calculations

Street Trees: One tree per 40 feet of public or private street frontage. (Totals shown below combine both sides of the road, minus intersecting streets)
163rd Terrace = 156 LF
REQUIREMENTS MET: 4 Trees required, 4 Trees provided.

SITE DISTANCE TRIANGLES: Triangles are shown on the plan. There are no shrubs located in these areas. Trees shall be limbed up to 6' height for visibility.

STREET TREE PLANTING LOCATION REQUIREMENTS (Min. Distances):

1. Not located in the site distance triangle.
2. 10 feet from box culverts.
3. 15 feet in front of regulatory signs.
4. 10 feet behind regulatory signs.
5. 20 feet from streetlight poles.
6. 10 feet from fire hydrants.

Planting Notes

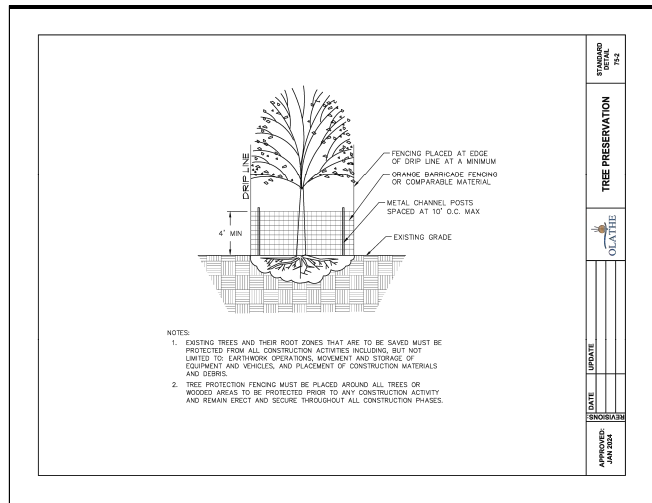
1. Location of all existing utilities needs to done before commencing.
2. The planting plan graphically illustrates overall plant massing. Erosion control measures shall be placed in the field to utilize the greatest coverage of ground plan. The following plantings:
 - a. Creeping groundcover shall be a minimum of 6" from paving edge.
 - b. All trees shall be a minimum of 3' from paving edge.
 - c. All plants of the same species shall be equally spaced apart and variety.
 - d. All shrubs shall be a minimum of 2' from paved edge.
 - e. Much all planting bed areas to a minimum depth of 3". Much all minimum depth of 4".
3. Note: If plants are not labeled - they are existing and shall remain.
4. In the event of work in or on a JCW sanitary man, any trees or sewer easement may be removed without replacement or compensation by the property owner as required by the City.
5. All landscaped areas in ROW shall be sodded and irrigated unless otherwise noted.

- Materials:**
1. Plant material shall be healthy, vigorous, and free of disease and standards.
 2. Shredded bark mulch installed at trees shall be finely chipped and chips, consisting of pure wood products and free of all other foreign compost mulch installed at planting bed areas shall be free of all other materials.
- Installation:**
1. All planting beds shall be amended with 1 cubic yard of peat moss. The peat moss into soil to a 6" depth. A 10-10-10 fertilizer shall be applied to areas prior to planting, at a rate of 50 pounds per 2,000 square feet.
 2. After plants have been installed, all planting beds shall be treated with pre-emergent herbicide prior to mulch application.
 3. Plant all baskets for trees and shrubs shall be 50% peat or water 50% topsoil.
 4. Plant material shall be maintained and guaranteed for a period of one year from date of acceptance of finished job. All dead or damaged plant material shall be replaced at Landscape Contractor's expense.
 5. Landscape contractor shall maintain all plant material until final acceptance of the one year guarantee begins.

City Required Notes

- a. No tree, shrub, or woody vegetation will be planted within a distance of 10 feet from any fire hydrant or fire department connection (FDC).
- b. No trees will be planted within 15 feet of a streetlight.
- c. Any landscape materials to be used for screening must be at least 6 feet high and material that is intended to screen.
- d. All disturbed lawn areas will be sodded.
- e. Landscaped areas must be irrigated.
- f. The required minimum landscaped area must not be located within 10 feet of a building.
- g. Exterior ground-mounted or building-mounted utilities must be screened with plantings at least 6 feet from the utility box at the time of planting and treatment compatible with the building.

V:\PHILIPS\ENGINEERING\Projects\17-14-24\Tree Preservation\TREE_PRESERVATION_PlanSheet.dwg, Sep 17, 2024, 2:46pm, KRM:mlh

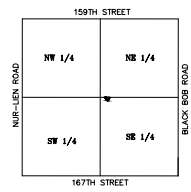


STANDARD 17-14-24	TREE PRESERVATION
DATE	APPROVED:
UPDATE	JAN 2024
REVISION	

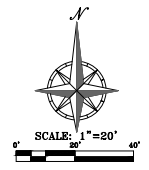


TREE PRESERVATION NOTE:

- FENCING MUST BE FOUR (4) FEET IN HEIGHT, BE SUPPORTED BY METAL CHANNEL POSTS SPACED AT A MINIMUM OF TEN (10) FEET ON CENTER, AND REMAIN ERECT AND SECURE THROUGHOUT ALL CONSTRUCTION PHASES.
- THE REQUIRED TREE PROTECTION FENCING MUST BE INSTALLED AND PASS CITY INSPECTION PRIOR TO ALL CONSTRUCTION ACTIVITIES, SUCH AS EXCAVATING, GRADING, CONSTRUCTION, OR TREE REMOVAL.



LOCATION MAP
SECTION 17-14-24



ENGINEER/APPLICANT:
PHILIPS ENGINEERING, INC. 1270 N.
WINDCREEK
OLAH, OK 74001
(918) 363-1105
(918) 363-1166 FAX

PHILIPS ENGINEERING, INC.
1270 N. WINDCREEK
OLAH, OKLAHOMA 74001
(918) 363-1105
WWW.PHILIPS-ENGINEERING.COM

PH

TREE PRESERVATION CONSTRUCTION PLAN
STONEBRIDGE PARK, REPLAT LOT 60

JOHNSON COUNTY, KANSAS

PROJECT NO.	240556	DATE	7/24
DATE		BY	
REVISIONS			

SHEET
1
OF 1