



STAFF REPORT

Planning Commission Meeting: January 12, 2026

Application:	FP25-0039: Final Plat of Stonebridge Pointe, Fifth Plat
Location:	Northwest of W. 164 th Street and S. Britton Street
Owner/Applicant:	Brain Rodrock, Stonebridge Land & Cattle LLC
Engineer/Architect:	Tim Tucker; Phelps Engineering
Staff Contact:	Bradley Hocevar; Planner I

Site Area:	<u>7.09 ± acres</u>	Proposed Use:	<u>Single-Family Residential</u>
Lots:	<u>20</u>	Existing Zoning:	<u>R-1 (Single-Family Residential)</u>
Tracts:	<u>1</u>	Plat:	<u>Unplatted</u>

1. Introduction

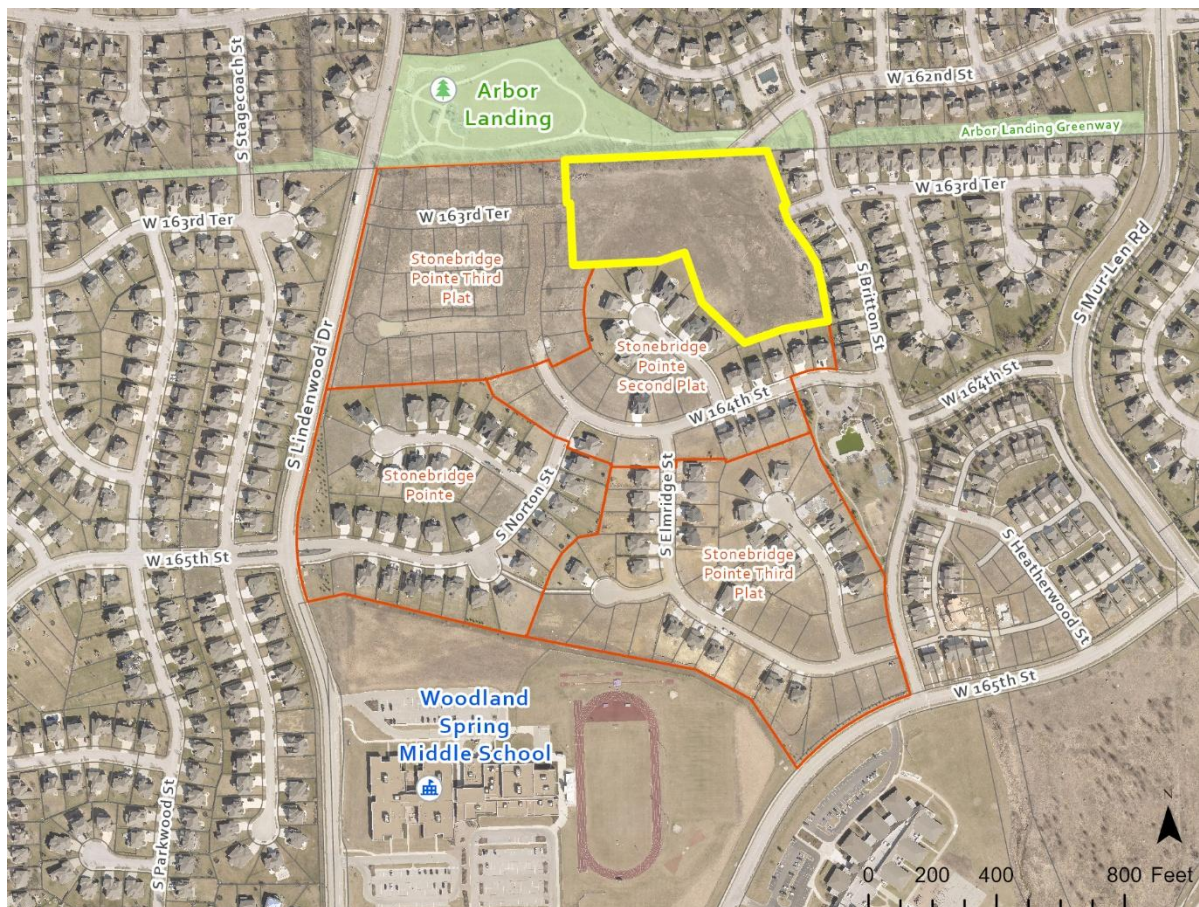
The following application is a request for a final plat for Stonebridge Pointe, Fifth Plat, a subdivision located northwest of W. 164th Street and S. Britton Street. The plat will establish lot lines and dedicate public easements and street right-of-way for twenty (20) single-family residential lots and one (1) tract of land on approximately 7.09 acres.

The subject property was rezoned to the R-1 (Single-Family Residential) District with a preliminary plat in 2020 (RZ19-0022). The final plat represents the final phase of the Stonebridge Pointe subdivision and is consistent with the approved preliminary plat and the dimensional standards of the R-1 District.

2. Plat Review

- a. **Lots/Tracts** – The final plat includes twenty (20) single-family residential lots and one (1) common tract, which is consistent with the approved preliminary plat. All lots exceed the R-1 District minimum lot size of 7,200 square feet and lot width of 60 feet. Tract J will be owned and maintained by the homes association and serve as private open space and common areas intended for landscaping, fencing, subdivision monuments and amenities.
- b. **Streets/Right-of-Way** – Public street right-of-way is dedicated with this plat for the extension of W. 163rd Terrace and construction of S. Apache Street, which provide primary access to the site for all proposed lots.

- c. **Public Utilities** – The subject property is located within the Johnson County Wastewater and WaterOne service areas. This plat dedicates utility (U/E) and drainage easements (D/E) to the City and sanitary sewer easements (S/E) to Johnson County Wastewater.
- d. **Stormwater** – The site generally drains both east and west to the existing storm sewer system serving the Stonebridge Pointe subdivision and Coffee Creek Regional Detention Basin. Stormwater detention for the development is provided by these existing downstream regional detention basins; therefore, no on-site detention is required.
- e. **Landscaping/Tree Preservation** – This plat dedicates a 15-foot-wide tree preservation easement (TP/E) along the north property line for the existing mature trees in this area in alignment with the approved preliminary plat. A tree preservation and a street tree plan will be administratively approved prior to plat recording in accordance with UDO 18.30.240.



Aerial view of subject property outlined in yellow. Previous Plats for Stonebridge Pointe outlined in orange.

3. Staff Recommendation

- A. Staff recommends approval of FP25-0039, the final plat of Stonebridge Pointe, Fifth Plat, with no stipulations.