



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

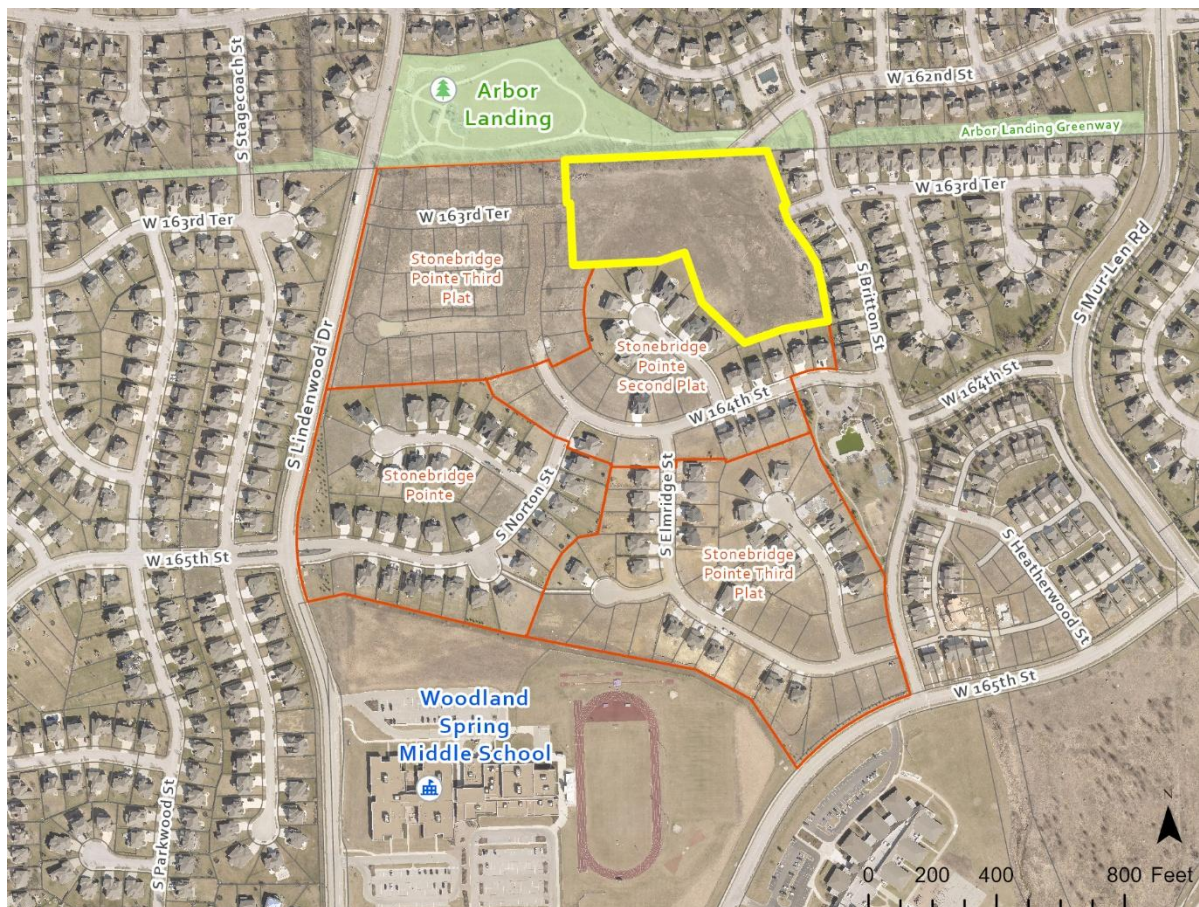
The following application is a request for a final plat for Stonebridge Pointe, Fifth Plat, a subdivision located northwest of W. 164th Street and S. Britton Street. The plat will establish lot lines and dedicate public easements and street right-of-way for twenty (20) single-family residential lots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

- 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.
- 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.



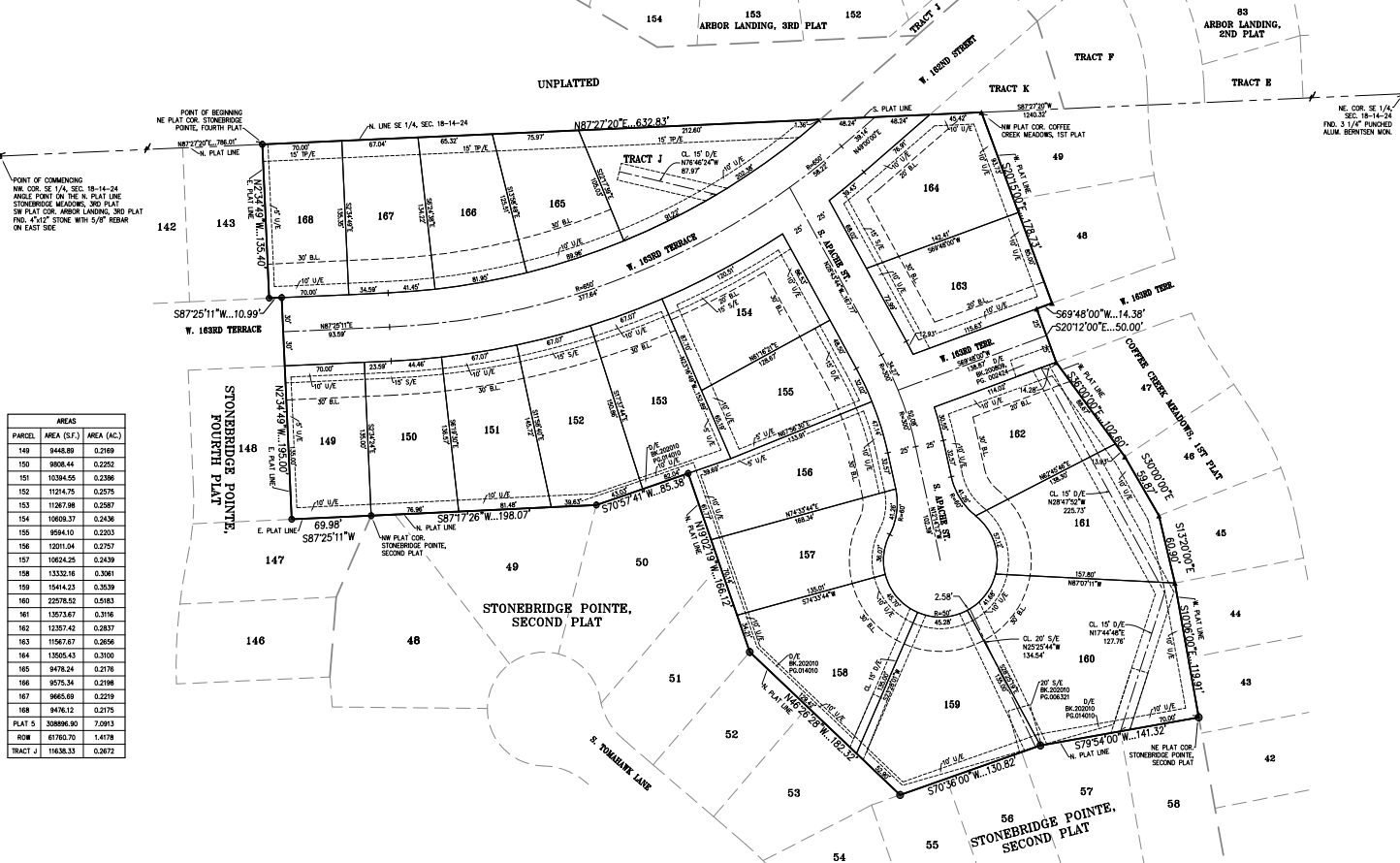
Aerial view of subject property outlined in yellow. Previous Plats for Stonebridge Pointe outlined in orange.

3. Staff Recommendation

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

FINAL PLAT OF STONEBRIDGE POINTE, FIFTH PLAT

A SUBDIVISION OF LAND IN THE SOUTHEAST QUARTER OF
SECTION 18, TOWNSHIP 14 SOUTH, RANGE 24 EAST,
IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS



1. Location of all existing utilities to avoid before commencing work.
2. The planting plan graphically illustrates overall plantings. Each plant species missing shall be placed in the plan to utilize the greatest coverage of ground surface. The following plantings apply for individual plantings:
 - a. Creeping groundcover shall be a minimum of 3" of mow from paving.
 - b. All trees shall be a minimum of 3' from paving edge.
 - c. Small trees shall be a minimum of 3' from paving edge and placed for best aesthetic viewing.
 - d. All shrubs shall be a minimum of 2' from paved edge.
3. Much all planting beds to a minimum depth of 3". Much individual trees to a minimum depth of 4".
 - a. Note: If plants are not labeled, they are existing and shall remain.
5. In the event of work in or on a JOW sanitary main, all shrubs or plantings placed within the sewer easement may be removed without replacement or compensation there of and shall be replaced by the property owner as required by the City.
6. Landscaped areas in ROW shall be planted with the following minimum plant species:
 - a. Do not plant trees within 15 feet of a streetlight pole.
 - b. Do not plant trees, shrubs, or woody vegetation within 10 feet of a fire hydrant.
 - c. Do not plant trees placed on the sidewalk adjacent to the sidewalk with LDC to be 18.30.130K.

1. Plant material shall be healthy, vigorous, and free of disease and insects as per AAN standards.
2. Shredded bark mulch installed at trees shall be finely chipped and shredded hardwood chips, consisting of pure wood products and free of all other foreign substances. Pine bark compost mulch installed at planting bed areas shall be free of all other foreign substances.

1. All planting beds shall be amended with 1 cubic yard of peat moss per 1,000 square feet. Till peat moss into soil to a 6" depth. A 10-10-10 fertilizer shall be spread over all planting 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 Dacthal pre-emergent herbicide prior to mulch application.
3. Plant pit backfill for trees and shrubs shall be 50% peat or well composted manure and 50% topsoil.
4. Plant material shall be maintained and guaranteed for a period of one year after Owner's 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, at which point the one year guarantee begins.

Street Trees: One tree per 40 feet of public or private street frontage. REQUIREMENTS MET.

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.

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. 15 feet from streetlight poles.
6. 10 feet from fire hydrants.

A diagram of a circular garden layout. In the center is a square flower bed. Surrounding it are eight flower beds: four with rounded, cloud-like edges and four with spiky, star-like edges. A dashed circle represents the outer boundary of the garden. A line points from the text 'The garden is circular' to the dashed circle.

SCALE: MTS

- 1) DO NOT HEAVILY PRUNE THE TREE. PRUNE ONLY CROSSED LIMBS, CO-DOMINANT LEADERS, & BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS & LATERAL BRANCHES MAY BE PRUNED. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN
- 2) MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE
- 3) SET TOP OF ROOT BALL 1-2 INCHES HIGHER THAN SURROUNDING GRADE
- 4) APPLY 4" THK WOOD MULCH. DO NOT PLACE MULCH IN DIRECT CONTACT w/ TREE TRUNK

- 1) WIRE / CABLE SHALL BE GALV, 12 GAUGE
- 2) TIGHTEN WIRE / CABLE ONLY ENOUGH TO KEEP FROM SLIPPING, ALLOW FOR SOME TRUNK MOVEMENT PLANT HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 1 1/2" OF GROWTH

- 1) APPLY 2"THK BED OF MULCH ON PERENNIAL PLANT BED, DO NOT COVER PLANTS
- 2) THOROUGHLY MIX PEAT IN TOP 3-4" OF SOIL
- 3) BREAK UP EXISTING SOIL TO A DEPTH OF 24"
- 4) PROVIDE NEW TOPSOIL TO A DEPTH OF 12"

SHRUB PLANTING NOTES:










- 1) SET SHRUB AT SAME DEPTH AT WHICH IT GREW IN THE FIELD OR CONTAINER
- 2) PRUNE, THIN & SHAPE SHRUB IN ACCORDANCE W/ STANDARD WORTHINGTON PRACTICE

- 5) EACH TREE MUST BE PLANTED SUCH THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL w/ SOIL.
- 6) REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM THE UPPER 1/3 OF ROOT BALL (REMOVE WIRE BASKETS)
- 7) PLACE ALL ROOT BALLS ON UN-EXCAVATED OR TAMPED SOIL. TYP

SCALE: NTS

SCALE: 1"=50'=0"

SCALE: NTS

Symbol	Qty.	Botanical Name	Common Name	Min Root	Min Size	Colper	Remarks
MAJORITY STREET TREES							
	0	<i>Shorea robusta</i> 'Sylvia'	Shorea robusta Homalaphula		2"	6'	min. chm., ground to canopy
	0	<i>Swarna Situl</i>	Swarna Situl		2"	6'	min. chm., ground to canopy
	0	<i>Azadirachta indica</i> 'Vernam'	Neem		2"	6'	min. chm., ground to canopy
	0	<i>Acacia graminea</i>	Papilionac. Maple		2"	6'	min. chm., ground to canopy
	6	<i>Ulmus parvifolia</i>	Lombard Elm		2"	6'	min. chm., ground to canopy
	16	<i>Platanus x cordata</i>	London Plane Tree		2"	6'	min. chm., ground to canopy
DECIDUOUS (SHADE)/GRASSES (Typical visual plant planting)							
	2	<i>Syntherisma 'Pavani'</i>	Stamens Pavani Purple Urtic		5 gal		Plant #7 - G.C.
PERENNIALS (Shade) (Typical visual plant planting)							
	3	<i>Stachys alabaster 'Tus' chm'</i>	Stachys alabaster 'Tus' chm'		3 gal		Plant #7 - G.C.
			Sea Oreen Juncus		3 gal		

PROJECT
Stonebridge Pointe
5th Plat
SE Corner of 167th and
Ridgeview Rd.
Olathe, KS

SCALE: 1"=50'

NORTH

0 50 100

Date: 11.10.2025
Project #: 559
Landscape Plan

L1