



STAFF REPORT

Planning Commission Meeting: July 28, 2025

Application:	FP25-0022: Final Plat of Stonebridge South Addition, First Plat		
Location:	Southeast of S. Ridgeview Road and W. 168 th Terrace		
Owners:	Brian Rodrock, Stonebridge Land & Cattle LLC & Roman Catholic Archdiocese of Kansas City in Kansas		
Applicant/Developer	Brian Rodrock, Stonebridge Land & Cattle LLC		
Engineer:	Tim Tucker; Phelps Engineering, Inc		
Staff Contact:	Bradley Hocevar; Planner I		
Site Area:	<u>0.65 ± acres</u>	Proposed Use:	<u>Detached Single-Family Residence</u>
Lots:	<u>2</u>	Existing Zoning:	<u>R-1 (Single-Family Residential)</u>
Tracts:	<u>1</u>	Plat:	<u>Unplatted</u>

1. Introduction

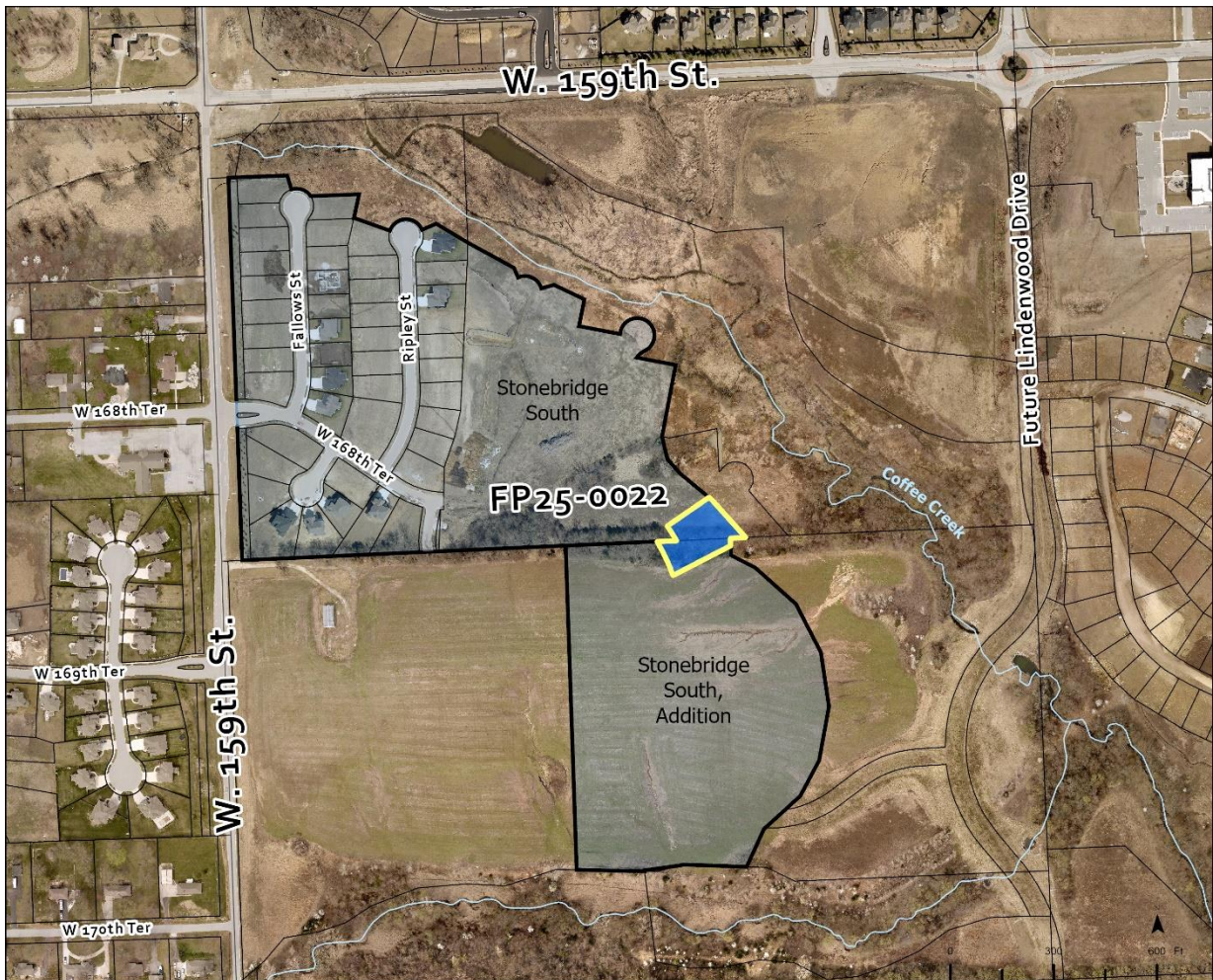
The applicant is requesting approval of a final plat for the *Stonebridge South Addition, First Plat*, a subdivision located southeast of the intersection of S. Ridgeview Road and W. 168th Terrace. The proposal includes two (2) single-family residential lots and is consistent with the approved preliminary plat for Stonebridge South Addition and the R-1 (Single-Family Residential) Zoning District. Only two (2) lots are being platted at this time as the land is owned by two separate entities who are working together to plat only the land they own jointly. The remaining 46 lots of the Stonebridge South Addition subdivision will be platted in the future.

2. Plat Review

- Lots/Tracts** – The final plat includes two (2) lots intended for single-family development. Each lot exceeds the minimum lot area of 7,200 square feet and the minimum lot width of 60 feet, as required by the R-1 (Single-Family Residential) Zoning District.
- Streets/Right-of-Way** – Public street right-of-way is dedicated with this plat for the construction of Lind Street. As this property has no public access, the applicant intends to provide access by first platting Stonebridge South 2nd Plat to the north, connecting Lind Street to the public street network. A stipulation is included in staff's recommendation to ensure public access is provided for this plat.

Stonebridge South Addition (PP23-0004) was approved as a one-phase, 48-lot subdivision that required Lindenwood Drive to be installed with that subdivision. The applicant is requesting to plat two (2) lots now and not install Lindenwood Drive at this

time. A stipulation is included in staff's recommendation requiring the construction of Lindenwood Drive upon further development of Phase 2 of the Stonebridge South subdivision and to update the recorded Road Cost Sharing Agreement to reflect this change.



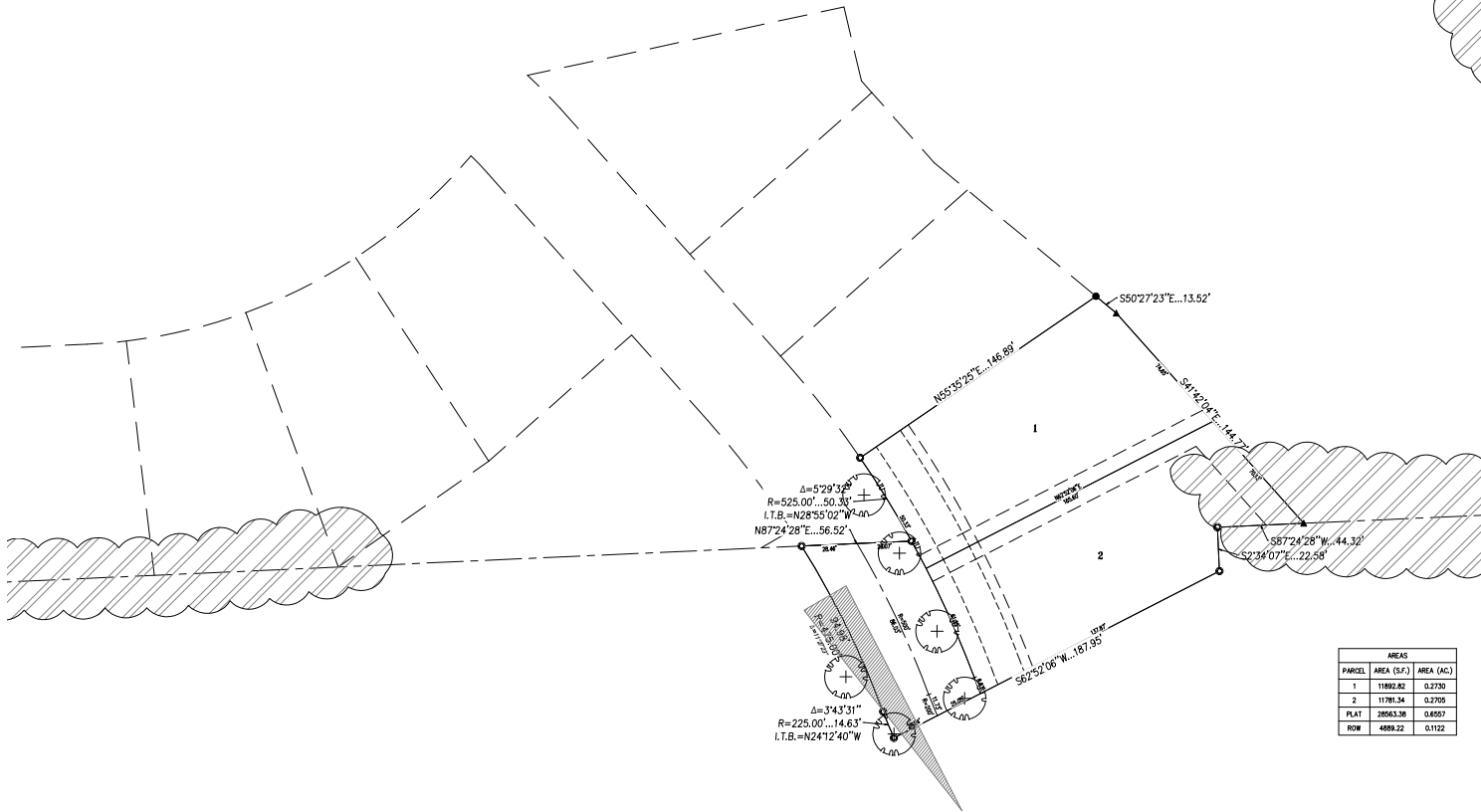
Aerial view of subject property outlined in yellow.

- c. **Public Utilities** – The property lies within the WaterOne and Johnson County Wastewater service areas, ensuring adequate provisions for water and sanitary sewer utilities. Utility, sanitary sewer, and drainage easements, as depicted on the final plat, will be dedicated upon approval.
- d. **Stormwater** – The property is located within the Coffee Creek Watershed and will maintain existing drainage paths. No on-site stormwater detention or treatment is required, as the development will utilize existing regional stormwater infrastructure.
- e. **Landscaping**– A landscape plan has been submitted consistent with the approved preliminary plat and the applicable requirements of the UDO. Street trees will be installed as each lot develops, as required by the UDO.

3. Staff Recommendation

- A. Staff recommends approval of FP25-0022, the final plat of Stonebridge South Addition, First Plat, with the following stipulation(s):

1. The recording of this final plat must not occur until the required access and adequate public facilities are provided through an adjacent property.
2. The Amendment to Road Cost Sharing Agreement submitted to City staff on June 26, 2025 must be recorded concurrently with this final plat.
3. The approval of this final plat does not require the construction of Lindenwood Drive. With any further development of Phase 2 as shown on the preliminary plat (PP23-0004) dated February 2, 2024, Lindenwood Drive must be constructed for the full extent depicted in Exhibit C of the Road Cost Sharing Agreement dated August 22, 2023 and recorded with Johnson County in Book 202308 / Page 005763.



AREAS		
PARCEL	AREA (S.F.)	AREA (AC)
1	11892.82	0.2730
2	11781.34	0.2705
PLAT	28963.38	0.6557
ROW	4889.22	0.1122

Planting Notes

1. Location of all existing utilities needs to be done before commencing work.
2. The planting plan graphically illustrates overall plant massings. Each plant species massing shall be placed in the field to utilize the greatest coverage of ground plane. The following applies for individual 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 placed for best aesthetic viewing.
 - d. All shrubs shall be a minimum of 2' from paved edge.
 - e. All shrubs shall be a minimum of 2' from paved edge. Mulch individual trees to a 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 main, any trees 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.
5. All landscaped areas in ROW shall be sodded and irrigated unless otherwise specified.

Materials:

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.

Installation:

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.

Landscape Calculations

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

Residential Lots: In residential districts, large deciduous shade or evergreen trees are required within the interior of each lot at a ratio of three (3) trees for every single-family dwelling, four (4) trees for every two-family dwelling and one (1) tree for every dwelling unit for multifamily buildings.

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:

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.

1 LANDSCAPE PLAN/MASTER SCREENING PLAN PLAN

SCALE: 1"=30'-0"

TREE PLANTING NOTES:

1. DO NOT HEAVILY PRUNE THE TREE. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, & BROKEN OR DEAD BRANCHES. SOME INTERIOR THINGS & 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.
5. EACH TREE MUST BE PLANTED SUCH THE TRUNK PLANE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE PLANE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL W/ SOIL.
6. REMOVE ALL THINNE, ROPE, WIRE, AND BURLAP FROM THE UPPER 1/3 OF ROOT BALL (REMOVE WIRE BARKERS).
7. PLACE ALL ROOT BALLS ON UN-EXCAVATED OR TAMPED SOIL, TYP.

STAKING REQUIREMENTS:

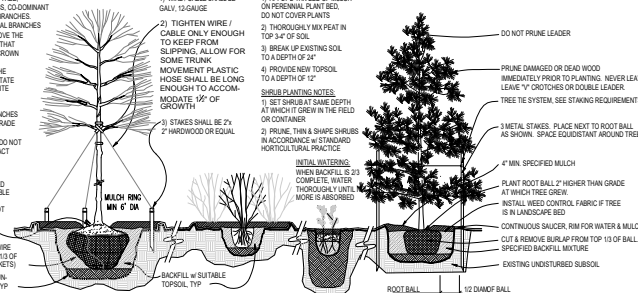
1. WIRE / CABLE SHALL BE GALV. / 16 GAUGE.
2. TIGHTEN WIRE / CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 10" OF GROWTH.
3. STAKES SHALL BE 2" X 2" W/ WOOD OR EQUAL.

PERSONAL PLANTING NOTES:

1. APPLY 2"THK BED OF MULCH ON PERSONAL 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 THIN AT SAME DEPTH AT WHICH IT GREW IN THE FIELD OR CONSIDER.
2. PRUNE, THIN & SHAPE SHRUBS IN ACCORDANCE W/ STANDARD HORTICULTURAL PRACTICE.
3. INITIAL WATERING WHEN BACKFILL IS 2/3 COMPLETE. WATER THOROUGHLY UNTIL WIRE IS ABSORBED.



2 PLANTING INSTALLATION DETAILS

SCALE: NTS

Landscape Schedule

Symbol	Qty	Botanical Name	Common Name	Min. Root	Min. Size	Caliper	Remarks
	4	Quercus bicolor	Shiny White Oak	2"	6"	min. clear, ground to canopy	
	4	Aster x laevis 'Marianne'	Pacific Sweet Maple	2"	6"	min. clear, ground to canopy	
	4	Ulmus parvifolia	London Elm	2"	6"	min. clear, ground to canopy	
	4	Platanus x auratifolia	London Plane Tree	2"	6"	min. clear, ground to canopy	

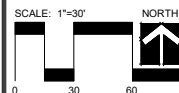
MEIER
LANDSCAPE
ARCHITECTURE
15245 Metcalf Ave.
Overland Park, KS 66223
913.787.2817



CLIENT
Rodrock Development

PROJECT

Stonebridge South
Addition
1st Plat
Ridgeview Road and
167th Street
Olathe, KS



Date: 6.25.2025
Project #: 1098
Landscape Plan

L1