



STAFF REPORT

Planning Commission Meeting: July 27, 2026

Application:	FP26-0011: Final Plat of Stonebridge Manor, Fifth Plat
Location:	Southeast of W. 167 th Street and S. Mur-Len Road
Owner:	Brian Rodrock, Stonebridge Partners, LLC
Engineer/Applicant:	Tim Tucker; Phelps Engineering, Inc
Staff Contact:	Lauren Winter; Planner II

Site Area:	<u>6.76 ± acres</u>	Proposed Use:	<u>Single-Family Residential</u>
Lots:	<u>25</u>	Existing Zoning:	<u>R-1 (Single-Family Residential)</u>
Tracts:	<u>3</u>	Plat:	<u>Unplatted</u>

1. Introduction

The following application is a request for the final plat of Stonebridge Manor, Fifth 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 twenty-five (25) single-family lots and three (3) tracts on 6.76 ± acres. This is the fifth 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

- Lots/Tracts** – The plat includes twenty-five (25) single-family residential lots and three (3) common tracts. All proposed lots comply with the minimum lot size and width of the R-1 District. Tracts J, K, and L will be owned and maintained by the Homes Association and used for open space, landscaping, fencing, subdivision monuments, stormwater detention, and similar common amenities.
- Streets/Right-of-Way** – This plat will extend previously dedicated W. 169th Street and Lichtenauer Drive. Right-of-way will be dedicated to serve the proposed lots and is consistent with the preliminary plat.

- c. **Public Utilities** – 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 Johnson County Wastewater with this plat.
- d. **Landscaping/Tree Preservation** – Tracts J and K will provide the required area for master landscaping and street trees will be installed along W. 169th Street and Lichtenauer Drive.
- e. **Stormwater** – 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

1. Staff recommends approval of FP26-0011, the final plat of Stonebridge Manor, Fifth Plat, with no stipulations.