



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.