

STAFF REPORT

Planning Commission Meeting: October 14, 2019

Application:	<u>FP19-0020</u>, Final Plat for Stonebridge Trails, 6th Plat
Location:	167 th Street and Mur-Len Road
Owner/Applicant:	Brian Rodrock; Stonebridge Partners, LLC.
Engineer:	Todd Allenbrand; Payne & Brockway, P.A.
Staff Contact:	Andrea Fair, Planning Intern
<div> <div> Site Area: <u>25.57± acres</u> Lots: <u>52</u> Tracts: <u>4</u> </div> <div> Proposed Use: <u>Single-family Residential</u> Current Zoning: <u>R-1</u> </div> </div>	

1. Comments:

This is a request for approval of a final plat for the Stonebridge Trails, 6th Plat on 25.57± acres located at the intersection of 167th Street and Mur-Len Road. The subject property was rezoned from AG to R-1 (RZ05-0026) in August 2005. A revised preliminary plat (PP14-0003) was approved in February 2014.



Site aerial view



Looking North from 167th Street

2. Plat Review:

- a. **Lots/Tracts** – The final plat includes 52 lots and 4 tracts on 25.57± acres. The proposed single-family lots meet all area and setback requirements for R-1 Districts and the layout generally follows the approved preliminary plat.

Tracts W, X, Y and Z will be utilized for landscaping, monuments, fencing, private open space and/or subdivision amenities. The tracts are to be owned and maintained by Stonebridge Homes Association.

- b. **Public Utilities** – The property is located in the WaterOne and Johnson County Wastewater service areas. The applicant will need to coordinate with the respective utility providers for required water and sewer connections.
- c. **Streets** – The lots will have access to Kimble Street, 166th Court, and 166th Place which will be built with this phase of development. The streets will then connect to Mur-Len Rd.
- d. **Landscaping/Tree Preservation** – A separate street tree and landscape plan shall be submitted for this phase prior to recording the final plat. No landscaping shall be planted within the sight distance triangles.

3. Excise Taxes:

The final plat is located in the 167th Street Benefit District and therefore is not subject to street excise fees.

The final plat is subject to a traffic signal excise tax of \$0.0037 per square foot of land area. Based on the plat area, the required traffic signal excise tax is \$4120.71. The required excise fees shall be submitted to the Planning Division prior to recording the final plat.

4. Staff Recommendation:

Staff recommends approval of FP19-0020 with the following stipulations:

- a. Prior to recording the plat, a digital file of the final plat (pdf format) shall be submitted to the Planning Division.
- b. Prior to recording the final plat, the required traffic signal excise tax of \$4,120.71 shall be submitted to the Planning Division.
- c. Prior to recording the final plat, a street tree and master landscape plan shall be submitted for this phase in accordance with UDO requirements.
- d. No landscaping shall be planted within the sight distance triangles.
- e. All above ground electrical and/or telephone cabinets shall be placed within the interior side or rear building setback yards. However, such utility cabinets may be permitted within front or corner side yards adjacent to street right-of-way if cabinets are screened with landscape materials. All utility boxes shall be screened per Section 18.30.130 of the UDO.