

STAFF REPORT

Planning Commission Meeting: February 24, 2020

Application:	PP19-0007, Revised Preliminary Plat of Stonebridge Villas		
Location:	South of W.169 th Place, east of Mur-Len Road		
Owner:	Stonebridge Land & Cattle, LLC		
Engineer:	Harold Phelps; Phelps Engineering, Inc.		
Staff Contact:	Zachary Moore, Planner II		

Site Area:	<u>44.24± acres</u>	Proposed Use:	<u>Single Family Residential</u>
Lots:	<u>115</u>	Density:	<u>2.6 units/acre</u>
Tracts:	<u>7</u>	Existing Zoning:	<u>R-1</u>

1. Comments and History:

The following application is a revised preliminary plat for Stonebridge Villas, containing 115 single family lots and 7 common tracts on a total of 44.24± acres. The subject property for this preliminary plat is just south of the existing Courts at Fairfield Village development, located southeast of the intersection of 167th Street and Mur-Len Road. The subject property was annexed into the City in 2005 and was subsequently rezoned to the R-1 District with a preliminary plat in 2006 (RZ-06-017).

Preliminary plats show the layout of lots, tracts, and location of proposed infrastructure in a subdivision and must be approved prior to a final plat being approved for that subdivision. This is a revised preliminary plat because the original preliminary plat that was approved with RZ-06-017 expired in 2008 and the proposed design of the subdivision has changed. The property for this revised preliminary plat is adjacent to property which is proposed to be rezoned to the R-3 (Residential Low-Density Multifamily) District, which is also on this agenda (RZ19-0024, Stonebridge Courts).

2. Zoning Requirements:

- a. **Lot Dimensions** – This revised preliminary plat includes a total of 115 single-family lots and 7 common tracts. The R-1 District has a minimum required lot width of 60 feet and a minimum lot size of 7,200 square feet. All lots included in this preliminary plat exceed the minimum lot size as the proposed lots range from 7,217 square feet to approximately 15,000 square feet, with an average lot size of 8,833 square feet.
- b. **Building Height** – The maximum building height for residential buildings in the R-1 District is 2 ½ stories or 35 feet.

- c. **Setbacks** – The minimum setbacks in the R-1 District are as follows: Front Yard – 30 feet, Side Yard – 7 feet, Corner Side Yard – 20 feet, and Rear Yard – 25 feet. Front yard and corner side yard setbacks are labeled on each lot and notes are included on the preliminary plat to comply with the setback requirements of the R-1 District.

3. Development Standards:

- a. **Streets and Right-of-Way** – The proposed development has one access point from an existing public roadway, S. Mur-Len Road to the west. The road that runs along the north side of this preliminary plat, W. 169th Place, is a proposed collector roadway, which will have three proposed internal connections to the subdivision. All streets will meet Unified Development Ordinance (UDO) requirements for public right-of-way and will be dedicated for public use. A minimum five-foot sidewalk is provided by the applicant on one side of all local streets.
- b. **Landscaping and Tree Preservation** – The applicant is providing the minimum required 15-foot landscape tracts along the collector roadway, W. 169th Place. A street tree plan has been provided showing the required street trees along local and collector streets per UDO requirements. The applicant has provided six trees at the end of the cul-de-sac in the western portion of the preliminary plat, five of which are upright evergreens, to provide a visual screen from the collector roadway. There are existing trees to the south and west of the proposed subdivision, located in Tract G, that the applicant will preserve. The applicant has identified these areas on the Overall Landscape and Master Screening Plan.
- c. **Stormwater and Detention** – The subject property is subject to condemnation for a regional detention facility, Ordinance number 19-83, which may impact the boundaries of the proposed development on the south side of the subject property. A stipulation has been added to the recommendation, that if the condemnation is completed, then a revised preliminary plat reflecting the legal description of the property identified in the condemnation case must be approved by the Planning Commission prior to submittal of a final plat application. If the regional detention facility is not constructed, for any reason, then on-site detention must be provided, compliant with Olathe Municipal Code, Title 17.

There is an existing floodplain at the south of the property that a small portion of the proposed development will encroach upon. A floodplain permit must be approved prior to approval of any final plat.

- d. **Public Utilities** – The subject property is located in the WaterOne and Johnson County Wastewater service areas. The preliminary plat identifies the proposed location of water, storm sewer, and sanitary sewer lines throughout the proposed subdivision, and their off-site connections.
- e. **Public Recreation** – A Public Recreation Easement will be provided in Tract G, south of the subject property, for construction of a future trail. Pedestrian connections will be provided between Lots 8 and 9 at the southwest of the proposed subdivision, as well as through Tract F, between Lots 66 and 67, towards the southeast of the proposed subdivision, compliant with the minimum UDO requirements.



View of subject property, looking southeast from S. Mur-Len Road



Aerial view of subject property outlined in red

4. Neighborhood Meeting:

A neighborhood meeting for this revised preliminary plat and the adjacent rezoning and preliminary site development plan to the northeast, was held on January 29, 2020 that twenty-seven (27) residents attended. Topics discussed at the neighborhood meeting included additional traffic in the neighborhood, adjacent greenspaces, phasing, lot pricing, product type, and the City's proposed regional stormwater facility.

Staff has not received any phone calls or other correspondence from members of the general public regarding this revised preliminary plat.

5. Staff Recommendation:

Staff recommends approval of PP19-0007 with the following stipulations:

1. The property is subject to condemnation Ordinance number 19-83, which may impact the boundaries of proposed development. An updated preliminary plat that reflects the legal description of the property identified in the condemnation case will need to be submitted and approved by the Planning Commission prior to submitting an application for a final plat.
2. If the regional detention facility is not constructed, for any reason, then on-site detention must be provided, compliant with Olathe Municipal Code, Title 17.
3. A final plat must be approved and recorded prior to issuance of building permits.
4. All sidewalks within the development must terminate at a driveway.
5. A floodplain development permit must be approved prior to approval of a final plat.
6. Tree surveys must be provided with submittal of final plats for all phases of development.