Attachment A

City of Olathe

Planning Division

STAFF REPORT

Planning Commission Meeting: October 28, 2019

Application:	**RZ19-0022: Rezoning from R-1 and RP-1 to the R-1 District and preliminary plat for Stonebridge Village**
Location:	In the vicinity of 165th Street and Lindenwood Road
Owner:	Brian Rodrock; Stonebridge Land & Cattle
Applicant/Engineer:	Harold A. Phelps, P.E.; Phelps Engineering, Inc.
Staff Contact:	Zachary Moore, Planner II

Site Area:	57.54± acres	**Proposed Use:**	Single-Family Residential
Lots:	168	**Plat:**	Unplatted
Density:	2.92 units per acre	**Proposed Zoning:**	R-1
Tracts:	10	**Current Zoning:**	R-1, RP-1

	Plan Olathe Land Use Category	Existing Use	Current Zoning	Site Design Category	Building Design Category
Site	**Conventional Neighborhood/ Secondary Greenway**	**Vacant**	**R-1, RP-1**	**1**	**N/A**
North	Secondary Greenway	City Park (Arbor Landing)	R-1	-	-
South	Conventional Neighborhood	Middle School (Woodland Spring)	R-1	-	-
East	Conventional Neighborhood/ Secondary Greenway	Single-Family Residential	R-1	-	-
West	Conventional Neighborhood/ Secondary Greenway	Single Family Residential	R-1	-	-

1. Proposal:

The applicant is requesting a rezoning from R-1 and RP-1 to the R-1 (Residential Single Family) District and a preliminary plat for Stonebridge Village. The subject property is located east of the future Lindenwood Road, between 163rd Street and 167th Street. The proposed rezoning to the R-1 district will combine two residential zoning districts that were never developed into one district with a new preliminary plat. The proposed development consists of a single-family residential subdivision on 168 lots with 10 common tracts.

This change of zoning is being requested to allow for the entire development to fall under a single, R-1 district zoning ordinance. Previous stipulations have been reviewed and are not necessary for carry-over as they were written from now outdated plans or have already been accomplished by the developer.

2. History:

The subject property and surrounding area were annexed and rezoned to the RP-1 and R-1 Districts in 2005 (ANX-05-008, RZ-05-046, and RZ-05-047). A preliminary plat was approved with the associated rezoning cases that included a mix of housing types and lot sizes, including single-family, two-family, and townhome units. The single-family lots included on the previously approved preliminary plat include lots ranging from 5,000 square feet to approximately 10,000 square feet. Development and platting to the east of the subject site has occurred since 2005 (see image on the next page). Additionally, the Spring Hill School District has a middle school immediately south of the subject property, and an elementary school to the southeast of the subject property, across W. 165th Street. The elementary school to the southeast was included with the original preliminary plat, and the middle school site was previously proposed to be developed as a small-lot single-family residential subdivision.

3. Existing Conditions/ Site Photos:

The site is currently undeveloped and has been since its annexation into the City in 2005.

Aerial view of subject property

4. Neighborhood Meeting/Public Notice:

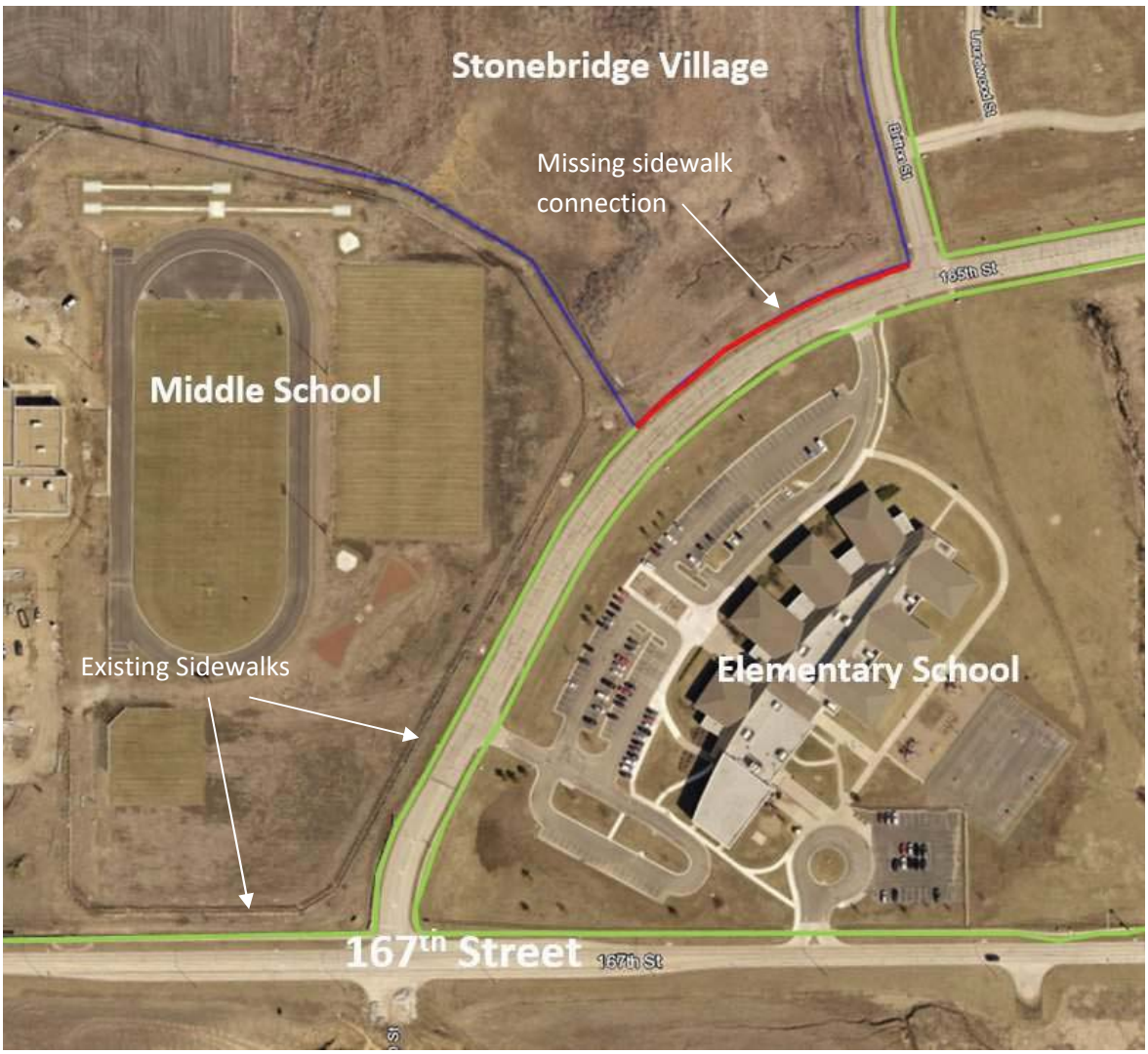
The applicant mailed the required public notification letters to surrounding properties within 200 feet and posted signs on the subject property per Unified Development Ordinance (UDO) requirements.

In addition, the applicant held a neighborhood meeting on October 7, 2019 in which eight (8) residents attended. Main topics of discussion included street connections, estimated home values, drainage, and tree preservation. The neighborhood meeting minutes are included in the Planning Commission packet.

Staff has since received several phone calls and a letter, which is included in this packet, from the Spring Hill School District regarding concerns with stormwater management on site and a missing sidewalk link along the north side of W. 165th Street. From the onset of this application review, staff requested the sidewalk connection be provided with construction of the first phase of development. The image on the next page shows where there are existing sidewalks in the right-of-way (green) compared to the missing sidewalk

link (red). The missing link in the sidewalk is approximately 430 feet in length and would connect the existing sidewalk that terminates at the school's property line along 165th Street to the west side of Britton Street. On the east side of Britton Street, there is a sidewalk that extends north to 164th Street, and east to Mur-Len Road. The school district was advised that the City would be recommending this sidewalk connection through Tract F of the preliminary plat to provide improved pedestrian access.

This connection is important to provide a safe route for residents and children to feel comfortable walking to and from the schools without crossing the street mid-block. Providing this connection also aligns with Policy M-3.8 of PlanOlathe, the City's Comprehensive Plan, which states, "Pedestrian and bikeway paths should provide connections between residential and employment areas, commercial centers, recreational and open space areas, parks and educational facilities." Staff has had several discussions with the applicant regarding this sidewalk connection and has made them aware of this stipulation, however the applicant is not amenable constructing this connection at this time. Additional information on this is provided later in this report.



View of subject property, existing sidewalks (green) and the missing sidewalk link (red)

The School District has also expressed concern with the potential of stormwater impacts of the proposed development on the Spring Hill Middle School site. At the time that the middle school was constructed, there was not an agreement in place between the School District and the applicant for stormwater improvements to be shared, therefore all stormwater improvements for the school were constructed on the school property, rather than along the property line. Staff has discussed these concerns with the applicant, who has agreed to a stipulation that addresses the School District's concerns regarding stormwater. Additional information on this item is provided later in this report.

View of terminus of existing sidewalk along W. 165th Street

5. Zoning Requirements:

a. **Lot Dimensions** – The minimum lot width in the R-1 district is 60 feet, and the minimum lot size is 7,200 square feet. All lots in the proposed development meet or exceed the minimum 60-foot lot width requirement, and the smallest lot in the proposed development is 8,227 square feet. The average lot size in this proposed subdivision is 11,692 square feet. The proposed lots also comply with the transitional lot standards, by including parcel size matching, per UDO requirements.

b. **Building Height** – The maximum building height for residential buildings in R-1 districts are 2 ½ stories or 35 feet.

c. **Setbacks** – Setbacks in the R-1 District are as follows: Front Yard – 30 feet, Side Yards – 7 feet, and Rear Yards – 25 feet.

6. Common Tracts:

All common tracts included on the preliminary plat are to be owned and maintained by the Homes Association.

7. Transitional Lot Standards:

Transitional Lot Standards apply to subdivisions in the R-1 districts that adjoin existing residential lots. This is applicable in this case as the proposed subdivision is adjacent to an existing R-1 subdivision at the northeast of the subject property (Coffee Creek Meadows, 1st Plat). The lots in the proposed subdivision comply with the City's Transitional Lot Standards by providing parcel size matching in this area, which means that lots along the perimeter of this request match the size or are greater in size, than those existing, adjacent residential lots.

8. Streets/Right-of-way:

All lots within the proposed subdivision will have access from new local streets. The road network for the will have six (6) connections from existing roads: 162nd Street and 165th Street to the future Lindenwood Drive to the west, and 162nd Street, 163rd Terrace, 164th Terrace, and 164th Street to existing local streets to the east. The proposed streets meet UDO requirements for public right-of-way and cul-de-sac size.

9. Sidewalks/Trails:

The preliminary plat identifies sidewalks on one side of all local streets, and along the east side of S. Lindenwood Drive. A note has been added to the preliminary plat stating that sidewalks in cul-de-sacs will terminate at a driveway. The applicant has also provided a sidewalk connection to an existing City park to the north of the proposed development. As stated previously, staff is recommending that the applicant construct a 5-foot wide concrete sidewalk connection within Tract F of the preliminary plat with the first phase of development. This sidewalk connection would complete a missing link between the middle school property and S. Britton Street which ensures safe pedestrian connectivity, follows policies of PlanOlathe, promotes policies of Safe Routes to Schools, and aligns with healthy communities and activity for residents.

10. Landscaping/Tree Preservation:

Street trees are required with an average spacing of 40 linear feet, with at least one tree per lot in residential districts and the applicant has provided a preliminary landscape plan depicting the location of street trees along the residential streets. This preliminary landscape plan does not include street trees on lots 57 or 58, as the right-of-way in front of these lots was included with a previously recorded plat (P-06-034). Therefore, to ensure a tree is planted on all new lots, a stipulation has been added to this effect.

The applicant is providing a 15-foot Tree Preservation Easement (TP/E) along the northern property line to preserve the existing tree line adjacent to Arbor Landing Park.

11. Zoning/ Land Use Analysis:

The future land use map of the Comprehensive Plan identifies the subject property as "Conventional Neighborhood" and "Secondary Greenway". The proposed R-1 zoning and single-family residential development is appropriate for this area, as single-family residential neighborhoods align with the framework of Conventional Neighborhoods in the Comprehensive Plan.

The following section includes criteria for considering rezoning applications as listed in Unified Development Ordinance (UDO) Section 18.40.090.G.

A. The conformance of the proposed use to the Comprehensive Plan and other adopted planning policies.

The future land use map designation of "Conventional Neighborhood" typically consists of single-family housing on individual building lots. PlanOlathe includes policies to maintain and promote the distinct character and identity of Olathe's neighborhoods, and encourages neighborhoods that provide a variety of housing types and styles. Existing smaller lot single-family residential and two-family attached residential exists to the east of the proposed subdivision, therefore the large lot single-family subdivision will provide a variety of housing types in this area. Therefore, the proposed R-1 zoning and single-family home subdivision is appropriate for this area.

- **Principle HN-2.2***: "Support housing development and redevelopment that includes a variety of housing types."*

- **Principle LUCC-6: Discourage Sprawl.** "*Discourage "leap-frog" or sprawling land use patterns by encouraging growth in serviceable areas. Promote the infill of vacant parcels and reinvestment in buildable areas."*

B. The character of the neighborhood including but not limited to: land use, zoning, density (residential), architectural style, building materials, height, structural mass, siting, open space and floor-to-area ratio (commercial and industrial).

The zoning of the surrounding properties is mostly single-family (R-1 and RP-1), with some smaller pockets of two-family zoning (RP-2) located east of the subject property. The character of the proposed development will be compatible with the existing development nearby as the proposed land use is consistent.

C. The zoning and uses of nearby properties, and the extent to which the proposed use would be in harmony with such zoning and uses.

The zoning of surrounding properties includes a mix of lower-density residential districts (R-1, RP-1, and RP-2). The proposed R-1 zoning district would be in harmony with the surrounding zoning districts and lower density residential uses found on nearby properties.

D. The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations.

Both the RP-1 and R-1 Districts allow for single-family residential development, and the subject property is suitable for development in that manner, as it would be compatible with existing nearby land uses. Single-family residential development in this area is consistent with the framework of the future land use designation of Conventional Neighborhood.

E. The length of time the property has been vacant as zoned.

The subject property has never been developed, despite part of the property being rezoned to the R-1 and RP-1 Districts in 2005.

F. The extent to which approval of the application would detrimentally affect nearby properties.

The subject property maintains R-1 and RP-1 zoning currently, which would allow for development of a single-family residential neighborhood. The proposed R-1 zoning district will not detrimentally affect nearby properties.

G. The extent to which development under the proposed district would substantially harm the value of nearby properties.

Development of the subject property under the R-1 District is will not substantially harm the value of nearby properties.

H. The extent to which the proposed use would adversely affect the capacity or safety of that portion of the road network influenced by the use, or present parking problems in the vicinity of the property.

The proposed subdivision includes six (6) new public street connections to existing local or future collector roadways to the east, west, and north of the subject property. All single-family homes are required to have a minimum of two (2) parking spaces provided on-site. The development of a single-family residential neighborhood in this area will not have any adverse impacts on nearby portions of the road network, nor will present any parking problems in the vicinity of the property.

I. The extent to which the proposed use would create air pollution, water pollution, noise pollution or other environmental harm.

A stipulation has been added to the preliminary plat stating that the stormwater runoff rate directed to the adjacent school property must match the existing, undeveloped peak runoff rate after development. The proposed development should not create any air pollution, water pollution, noise pollution, or other environmental harm.

J. The economic impact of the proposed use on the community.

The proposed development would provide an increase in property tax revenues for the City as a result of new homes being constructed.

K. The gain, if any, to the public health, safety and welfare due to the denial of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

The proposed rezoning to R-1 does not pose a threat to the public health, safety and welfare of the City. There was a previous proposal for single-family residential development on the subject property, but the property has never been developed. Denial of this application could be considered a hardship to the property owner.

12. Staff Recommendation:

A. Staff recommends approval of RZ19-0022, Stonebridge Village, for the following reasons:

1. The proposed development complies with the policies and goals of the Comprehensive Plan for Housing and Land Use (Principles HN-2.2 and LUCC-6).

2. The requested rezoning to R-1 district meets the Unified Development Ordinance (UDO) criteria for considering zoning applications.

B. Staff recommends approval of the rezoning to the R-1 district as presented, with no stipulations.

C. The following stipulations apply to the preliminary plat for the R-1 district:

1. A final plat must be approved and recorded prior to issuance of building permits.

2. The stormwater runoff rate directed to the USD 230 property must match the existing, undeveloped peak runoff rate after the Stonebridge Property is developed. Detailed calculations will be required with the street and storm sewer public improvements.

3. A 5-foot wide concrete sidewalk must be constructed with the first phase in Tract F, along the north side of W. 165th Street, tying into the sidewalk at the adjacent property line of Woodland Spring Middle School and extending northeasterly to S. Britton Street.

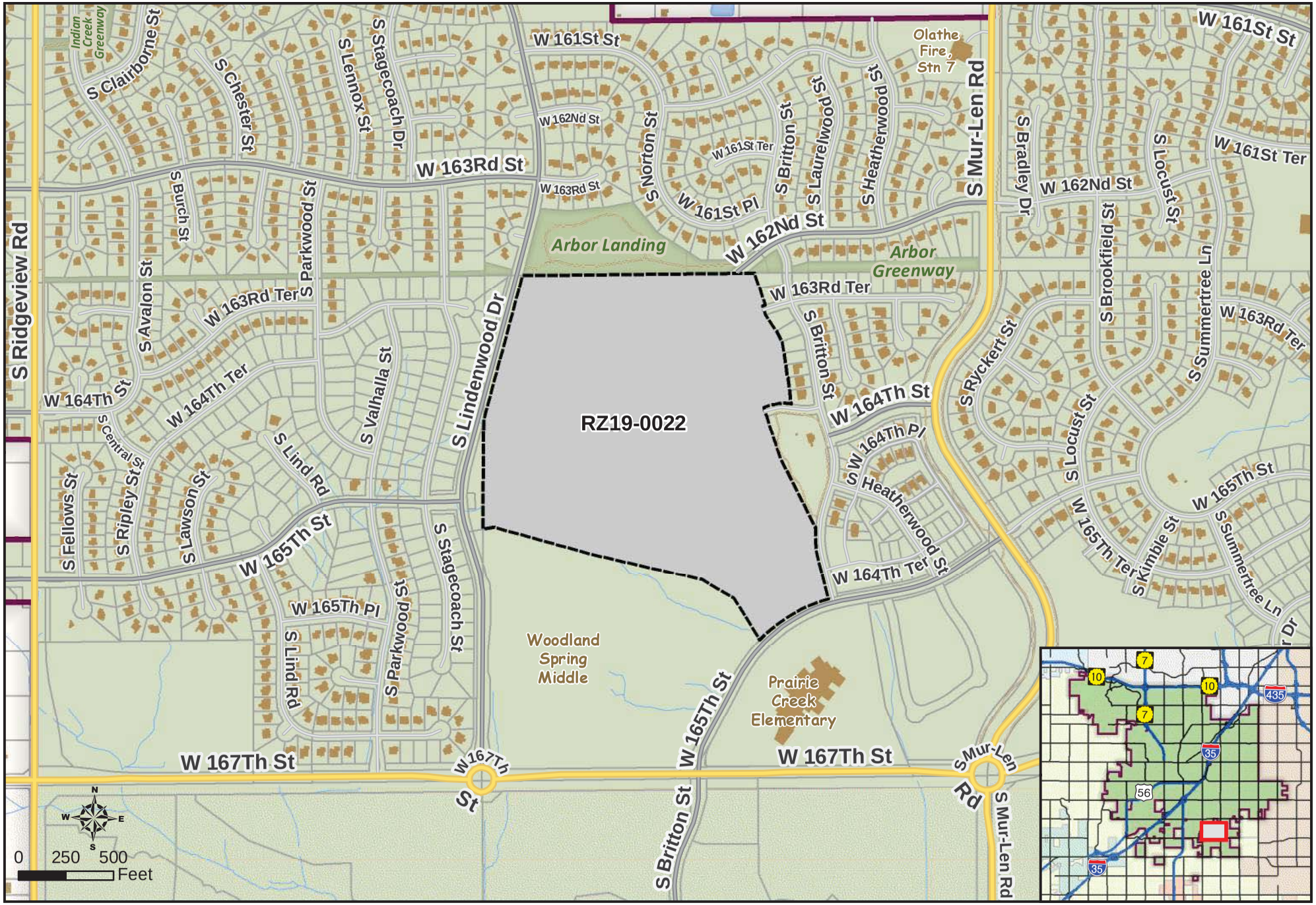
4. Landscaping provided in each common tract will be identified on a landscape plan submitted with the final plat for each respective phase of development.

5. Final plats must include a Tree Preservation Easement (TP/E) along the northern property line, as identified on the preliminary plat.

6. As required by the *UDO,* all exterior mechanical equipment or utility cabinets located within front yards or corner lots must be screened from public view with landscaping.

7. Prior to approval of a final plat for Phase 2, a revised street tree plan must be provided showing street trees in front of Lots 57 and 58.

8. Street names must be finalized and provided prior to recording the final plat.



User: jaredmd
Date: 10/23/2019

STONEBRIDGE VILLAGE

RZ19-0022

OLATHE KANSAS

PRELIMINARY PLAT

STONEBRIDGE VILLAGE

CITY OF OLATHE, JOHNSON COUNTY, KANSAS

167TH STREET AND LINDENWOOD DRIVE

PHELPS ENGINEERING, INC
PLANNING
ENGINEERING
IMPLEMENTATION
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166
www.phelpsengineering.com

PROJECT NO.	190514
DATE:	8-2-19
DRAWN:	DAG
CERTIFICATE OF AUTHORIZATION KANSAS	LAND SURVEYING - LS-82; ENGINEERING - E-391
CERTIFICATE OF AUTHORIZATION MISSOURI	LAND SURVEYING-2007001128; ENGINEERING-2007005058

No.	Date	Revisions:	By	App.

SHEET 1 OF 1

LEGAL DESCRIPTION:

ALL THAT PART OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 24 EAST, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE N 1°41'02" W, ALONG THE WEST LINE OF THE SOUTHEAST QUARTE OF SAID SECTION 18 AND ALSO ALONG THE WESTERLY PLAT LINE OF WOODLAND SPRING MIDDLE SCHOOL, A PLATTED SUBDIVISION OF LAND IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, A DISTANCE OF 948.74 FEET; THENCE NORTHWESTERLY, CONTINUING ALONG THE WESTERLY PLAT LINE OF SAID WOODLAND SPRING MIDDLE SCHOOL, ON A CURVE TO THE LEFT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 600.00 FEET, AN ARC DISTANCE OF 186.57 FEET; THENCE N 19°30'00" W, CONTINUING ALONG THE WESTERLY PLAT LINE OF SAID WOODLAND SPRING MIDDLE SCHOOL, A DISTANCE OF 187.38 FEET TO THE NORTHWEST PLAT CORNER OF SAID WOODLAND SPRING MIDDLE SCHOOL, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING N 19°30'00" W, A DISTANCE OF 4.03 FEET; THENCE NORTHERLY, ON A CURVE TO THE RIGHT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 600.00 FEET, AN ARC DISTANCE OF 340.34 FEET; THENCE N 13°00'00" E, A DISTANCE OF 380.76 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE CONTINUING N 13°00'00" E, A DISTANCE OF 668.14 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 18, SAID POINT ALSO BEING ON THE SOUTH PLAT LINE OF ARBOR RIDGE, 3RD PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS; THENCE N 87°27'20" E, ALONG THE NORTH LINE OF SOUTHEAST QUARTER OF SAID SECTION 18 AND ALONG THE SOUTH PLAT LINE OF SAID ARBOR RIDGE, 3RD PLAT, A DISTANCE OF 1,249.95 FEET TO THE NORTHWEST PLAT CORNER OF COFFEE CREEK MEADOWS, 1ST PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS; THENCE ALONG THE WESTERLY PLAT LINE OF SAID COFFEE CREEK MEADOWS, 1ST PLAT, FOR THE FOLLOWING ELEVEN (11) COURSES; THENCE S 20°15'00" E, A DISTANCE OF 178.74 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 163RD TERRACE, AS NOW ESTABLISHED; THENCE S 69°48'00" W, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 163RD TERRACE, A DISTANCE OF 14.38 FEET; THENCE S 20°12'00" E, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 163RD TERRACE; THENCE S 36°00'00" E, A DISTANCE OF 102.60 FEET; THENCE S 30°00'00" E, A DISTANCE OF 59.86 FEET; THENCE S 13°20'00" E, A DISTANCE OF 60.90 FEET; THENCE S 10°06'00" E, A DISTANCE OF 273.33 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 164TH STREET, AS NOW ESTABLISHED; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 164TH STREET, FOR THE FOLLOWING THREE (3) COURSES; THENCE N 84°00'00" W, A DISTANCE OF 10.86 FEET; THENCE WESTERLY ON A CURVE TO THE LEFT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 225.00 FEET, AN ARC DISTANCE OF 99.75 FEET; THENCE S 70°38'00" W, A DISTANCE OF 38.00 FEET; THENCE S 19°24' 00" E, A DISTANCE OF 50.00 FEET TO O POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 164TH STREET, SAID POINT ALSO BEING THE NORTHWEST PLAT CORNER OF COFFEE CREEK MEADOWS, 2ND PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS; THENCE ALONG THE WESTERLY PLAT LINE OF SAID COFFEE CREEK MEADOWS, 2ND PLAT, FOR THE FOLLOWING FOUR (4) COURSES; THENCE S 20°15'00" E, A DISTANCE OF 225.00 FEET; THENCE S 29°00'00" E, A DISTANCE OF 414.23 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BRITTON STREET, AS NOW ESTABLISHED; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID BRITTON STREET, FOR THE FOLLOWING TWO (2) COURSES; THENCE SOUTHERLY, ON A CURVE TO THE LEFT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF S 2°53'27" W AND A RADIUS OF 525.00 FEET, AN ARC DISTANCE OF 177.68 FEET; THENCE S 16°30'00" E, A DISTANCE OF 205.38 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF 165TH STREET, AS NOW ESTABLISHED; THENCE SOUTHWESTERLY, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID 165TH STREET, ON A CURVE TO THE LEFT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF S 71°46'28" W AND A RADIUS OF 830.00 FEET, AN ARC DISTANCE OF 426.11 FEET TO THE NORTHEAST PLAT CORNER OF SAID WOODLAND SPRING MIDDLE SCHOOL; THENCE ALONG THE NORTHERLY PLAT LINE OF SAID WOODLAND SPRING MIDDLE SCHOOL, FOR THE FOLLOWING SIX (6) COURSES; THENCE N 33°51'08" W, A DISTANCE OF 256.91 FEET; THENCE N 61°30'52" W, A DISTANCE OF 193.15 FEET; THENCE N 79°04'29" W, A DISTANCE OF 600.21 FEET; THENCE N 78°22'43" W, A DISTANCE OF 524.37 FEET; THENCE S 77°54'01" W, A DISTANCE OF 60.46 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE CONTINUING S 77°54'01" W, A DISTANCE OF 87.55 FEET TO THE POINT OF BEGINNING, CONTAINING 57.5405 ACRES. MORE OR LESS.

SITE DATA TABLE:

GROSS AREA	57.54 ACRES
EXISTING ZONING	RP-1/R-1
PROPOSED ZONING	R-1
PROPOSED NUMBER OF LOTS	168
PROPOSED NUMBER OF TRACTS	10
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
DENSITY	2.9 LOTS PER ACRE

R-1 ZONING STANDARDS PER UDO

LOT AREA (MIN.)	7,200 SF
DENSITY	N/A
LOT WIDTH (MIN.)	60 FEET
FRONT YARD (MIN.)	30 FEET
HEIGHT (MAX.)	2 1/2 STORIES/35 FEET
SIDE YARD (MIN. SUBJECT TO FIRE CODE)	7 FEET
REAR YARD (MIN.)	25 FEET
COMMON OPEN SPACE	N/A

PROJECT NOTE:

1. THE TOPOGRAPHY WAS SUPPLIED BY A.I.M.S. (AUTOMATED INFORMATION MAPPING SYSTEM) BASED ON NAVD88 DATUM.

2. TRACTS A, B, G, H, I AND K AS SHOWN HEREON SHALL BE DEDICATED AS PRIVATE OPEN SPACE, COMMON AREAS AND MAY INCLUDE BUT NOT LIMITED TO LANDSCAPING, FENCING, SUBDIVISION MONUMENTS, STORM WATER DETENTION AND AMENITIES AND WILL BE OWNED AND MAINTAINED BY THE HOMES ASSOCIATION.

3. TRACTS C AND D AS SHOWN HEREON SHALL BE DEDICATED FOR STREET EASEMENT AND AS PRIVATE OPEN SPACE, COMMON AREAS AND MAY INCLUDE BUT NOT LIMITED TO LANDSCAPING, FENCING, SUBDIVISION MONUMENTS, STORM WATER DETENTION AND AMENITIES AND WILL BE OWNED AND MAINTAINED BY THE HOMES ASSOCIATION.

4. TRACTS E, F AND J AS SHOWN HEREON SHALL BE DEDICATED FOR SIDEWALK USE AND AS PRIVATE OPEN SPACE, COMMON AREAS AND MAY INCLUDE BUT NOT LIMITED TO LANDSCAPING, FENCING, SUBDIVISION MONUMENTS, STORM WATER DETENTION AND AMENITIES AND WILL BE OWNED AND MAINTAINED BY THE HOMES ASSOCIATION.

5. ALL ON-SITE WIRING AND CABLES MUST BE PLACED UNDERGROUND.

6. EXTERIOR GROUND MOUNTED OR BUILDING-MOUNTED EQUIPMENT INCLUDING, BUT NOT LIMITED TO, MECHANICAL EQUIPMENT, UTILITIES METER BANKS, AND COOLERS MUST BE SCREENED FROM PUBLIC VIEW WITH LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.

7. ABOVE GROUND ELECTRICAL EQUIPMENT AND/OR TELEPHONE CABINETS MUST BE PLACED IN THE REAR YARD.

8. SIDEWALKS IN CUL-DE-SACS WILL TERMINATE AT A DRIVEWAY.

9. ALL LOTS MEET OR EXCEED MINIMUM R-1 LOT STANDARDS.

FLOOD NOTE:

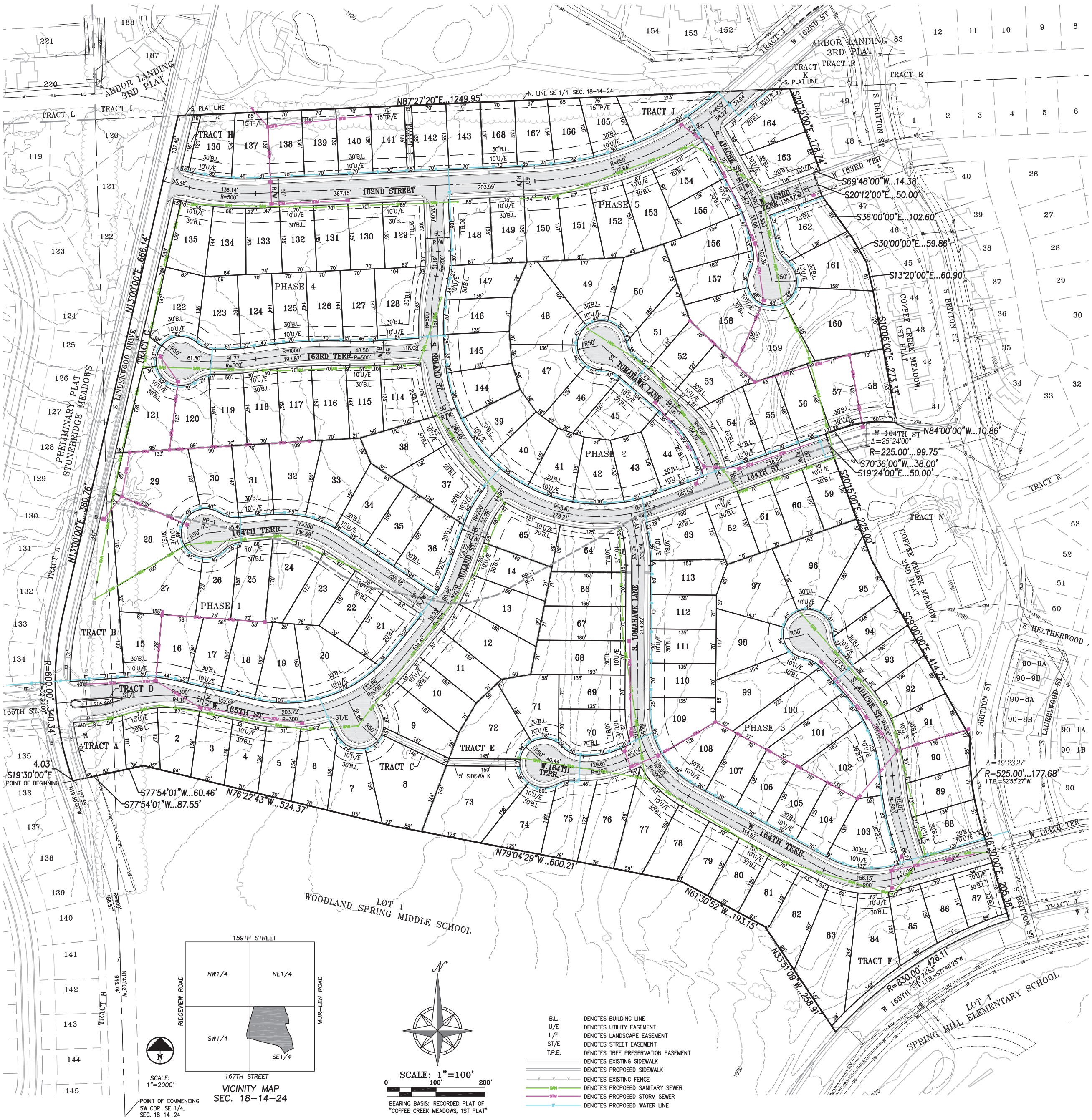
THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF OLATHE, COMMUNITY NO. 200173, JOHNSON COUNTY, KANSAS, PANEL NO. 20091C0109G, AND DATED AUGUST 3, 2009.

OWNER/DEVELOPER:

STONEBRIDGE LAND & CATTLE, LLC
9550 DICE LANE
LENEXA, KS 66215
(913) 851-0347

ENGINEER/APPLICANT:

PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS. 66061
(913) 393-1155
(913) 393-1166 FAX



B.L.	DENOTES BUILDING LINE
U/E	DENOTES UTILITY EASEMENT
L/E	DENOTES LANDSCAPE EASEMENT
ST/E	DENOTES STREET EASEMENT
T.P.E.	DENOTES TREE PRESERVATION EASEMENT
	DENOTES EXISTING SIDEWALK
	DENOTES PROPOSED SIDEWALK
	DENOTES EXISTING FENCE
	DENOTES PROPOSED SANITARY SEWER
	DENOTES PROPOSED STORM SEWER
	DENOTES PROPOSED WATER LINE

AREAS

PARCEL	AREA (S.F.)	AREA (AC.)	PARCEL	AREA (S.F.)	AREA (AC.)
1	8227.56	0.1889	92	9471.85	0.2174
2	9923.29	0.2278	93	9279.84	0.2130
3	9501.89	0.2181	94	10275.60	0.2359
4	9529.36	0.2188	95	13362.62	0.3068
5	10117.36	0.2323	96	19239.99	0.4417
6	12551.42	0.2881	97	17251.78	0.3960
7	12327.65	0.2830	98	14080.82	0.3233
8	20718.24	0.4756	99	17394.09	0.3993
9	12611.84	0.2895	100	14654.11	0.3364
10	10880.63	0.2498	101	12675.01	0.2910
11	10811.97	0.2482	102	14934.13	0.3428
12	15005.79	0.3445	103	14675.39	0.3369
13	13226.37	0.3036	104	9452.20	0.2170
14	10776.92	0.2474	105	9444.72	0.2168
15	9905.42	0.2274	106	9441.49	0.2167
16	9921.55	0.2278	107	9438.25	0.2167
17	10064.87	0.2311	108	11173.64	0.2565
18	10895.07	0.2501	109	11214.98	0.2575
19	12103.55	0.2779	110	9450.00	0.2169
20	16075.52	0.3690	111	9450.00	0.2169
21	11621.82	0.2668	112	9450.00	0.2169
22	9450.00	0.2169	113	10485.23	0.2407
23	10869.97	0.2495	114	11264.46	0.2586
24	12543.76	0.2880	115	10025.58	0.2302
25	11513.86	0.2643	116	10628.37	0.2440
26	9717.99	0.2231	117	10721.67	0.2461
27	17188.48	0.3946	118	10475.90	0.2405
28	16905.33	0.3881	119	10325.10	0.2370
29	18966.23	0.4354	120	10419.05	0.2392
30	11122.94	0.2553	121	13382.54	0.3072
31	10842.85	0.2489	122	12561.83	0.2884
32	12895.12	0.2960	123	11681.47	0.2682
33	15280.67	0.3508	124	10311.93	0.2367
34	11503.41	0.2641	125	9988.30	0.2293
35	10950.00	0.2514	126	9990.15	0.2293
36	13548.11	0.3110	127	10243.65	0.2352
37	14838.23	0.3406	128	13359.73	0.3067
38	12133.51	0.2785	129	11449.17	0.2628
39	10519.29	0.2415	130	9450.00	0.2169
40	10519.29	0.2415	131	9450.00	0.2169
41	10519.29	0.2415	132	9449.79	0.2169
42	10623.28	0.2439	133	9662.49	0.2218
43	9531.17	0.2188	134	10424.62	0.2393
44	11847.74	0.2720	135	10480.57	0.2406
45	11958.62	0.2745	136	10186.55	0.2339
46	10404.70	0.2389	137	9791.05	0.2248
47	14572.39	0.3345	138	9495.13	0.2180
48	17892.58	0.4108	139	9492.07	0.2179
49	14555.31	0.3341	140	9489.01	0.2178
50	15794.52	0.3626	141	9485.95	0.2178
51	10448.38	0.2399	142	9482.24	0.2177
52	9016.05	0.2070	143	9479.18	0.2176
53	10482.88	0.2407	144	10519.29	0.2415
54	12819.34	0.2943	145	9806.29	0.2251
55	10348.47	0.2376	146	9601.53	0.2204
56	10348.47	0.2376	147	10307.86	0.2366
57	11117.94	0.2552	148	11495.05	0.2639
58	10200.83	0.2342	149	9447.78	0.2169
59	9393.34	0.2156	150	9809.81	0.2252
60	9450.70	0.2170	151	10394.29	0.2386
61	9450.70	0.2170	152	11214.75	0.2575
62	9450.70	0.2170	153	11267.98	0.2587
63	13673.51	0.3139	154	10609.56	0.2436
64	12794.35	0.2937	155	9593.91	0.2202
65	12118.48	0.2782	156	12011.04	0.2757
66	11168.36	0.2564	157	10624.25	0.2439
67	12100.18	0.2778	158	13332.16	0.3061
68	13032.00	0.2992	159	15414.23	0.3539
69	9450.00	0.2169	160	22578.52	0.5183
70	12330.34	0.2831	161	13573.67	0.3116
71	12430.07	0.2854	162	12357.42	0.2837
72	15406.70	0.3537	163	11567.67	0.2656
73	23133.03	0.5311	164	13505.43	0.3100
74	12556.32	0.2883	165	9478.36	0.2176
75	12545.49	0.2880	166	9574.94	0.2198
76	14683.28	0.3371	167	9665.69	0.2219
77	14393.40	0.3304	168	9476.12	0.2175
78	10440.96	0.2397	PLAT	2506470.01	57.5406
79	9464.94	0.2173	ROW	424749.81	9.7509
80	9450.00	0.2169	ROW LINDENWOOD	45135.51	1.0362
81	9463.33	0.2172	TRACT A	10357.29	0.2378
82	12199.26	0.2801	TRACT B	26380.23	0.6056
83	21908.13	0.5029	TRACT C	2263.62	0.0520
84	16864.62	0.3872	TRACT D	1277.04	0.0293
85	10304.82	0.2366	TRACT E	2206.62	0.0507
86	8353.62	0.1918	TRACT F	6425.21	0.1475
87	9189.56	0.2110	TRACT G	9307.20	0.2137
88	11187.39	0.2568	TRACT H	1769.02	0.0406
89	9483.61	0.2177	TRACT I	2032.31	0.0467
90	9779.26	0.2245	TRACT J	11638.62	0.2672
91	9794.15	0.2248			

\\PHELPS-SERVER\Projects\P\190514\Dwg\PRE PLAT-VILLAGE.dwg Layout1 Oct 03, 2019 - 8:25am DAVE GAMBER

Planting Notes

1. Location of all existing utilities needs to 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.
3. Mulch all planting bed areas to a minimum depth of 3". Mulch individual trees to a minimum depth of 4".
4. Note: If plants are not labeled - they are existing and shall remain.
5. 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
6. All landscaped areas in ROW shall be sodded and irrigated unless otherwise specified.
7. Do not plant trees within 15 feet of a streetlight pole.
8. Do not plant trees, shrubs, or woody vegetation within 10 feet of a fire hydrant.
9. Lots must have trees planted on their interior in accordance with UDO, Section 18.30.130.K.

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.

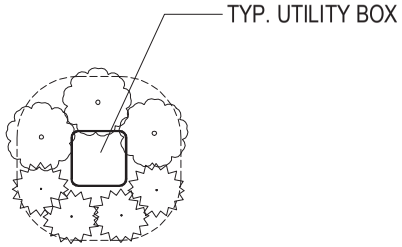
Installation:
1. All planting beds shall be amended with 1 cubic yard of peat moss per 1,000 square feet. Till peat moss into soil to a 6" depth. A 10-10-10 fertilizer shall be spread over all planting areas prior to planting, at a rate of 50 pounds per 2,000 square feet
2. After plants have been installed, 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.
6. 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.

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. .



TYP. STREET

1 TYP. UTILITY BOX LANDSCAPE PLAN
SCALE: NTS

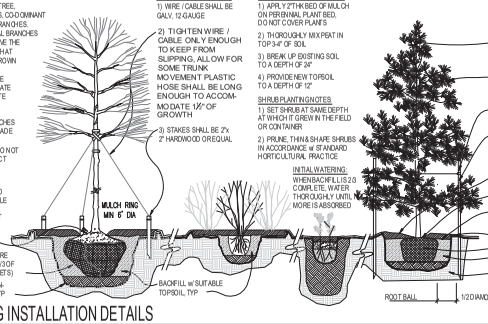
TREE PLANTING NOTES:
1) DO NOT HEAVILY PRUNE THE TREE, PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, & BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS & LATERAL BRANCHES MAY BE PRUNED. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN
2) MARK THE NORTH SIDE OF THE TREE 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"THICK WOOD MULCH, DO NOT PLACE MULCH IN DIRECT CONTACT w/ TREE TRUNK
5) EACH TREE MUST BE PLANTED SUCH THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL w/ SOIL
6) REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM THE UPPER 1/3 OF ROOT BALL (REMOVE WIRE BASKETS)
7) PLACE ALL ROOT BALLS ON UN-EXCAVATED OR TAMPED SOIL, TYP

STAKING REQUIREMENTS:
1) WIRE / CABLE SHALL BE GALV. 12 GAUGE
2) TIGHTEN WIRE / CABLE ONLY ENOUGH TO KEEP FROM SLIPPING, ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 1/4" OF GROWTH
3) STAKES SHALL BE 2'x 2' HARDWOOD OR EQUAL

PERENNIAL PLANTING NOTES:
1) APPLY 2"THICK BED OF MULCH ON PERENNIAL 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 SHRUB AT SAME DEPTH AT WHICH IT GREW IN THE FIELD OR CONTAINER
2) PRUNE, THIN & SHAPE SHRUBS IN ACCORDANCE w/ STANDARD HORTICULTURAL PRACTICE

INITIAL WATERING:
WHEN BACKFILL IS 2/3 COMPLETE, WATER THOROUGHLY UNTIL MORE IS ABSORBED



2 PLANTING INSTALLATION DETAILS
SCALE: NTS

Landscape Schedule

Symbol	Qty.	Botanical Name	Common Name	Min.Root	Min.Size	Caliper	Remarks
OVERSTORY/STREET TREES							
	59	Gleditsia triacanthos "Skyline"	Shademaster Honeylocust			2"	6' min. clear., ground to canopy
	80	Quercus bicolor	Swamp White Oak			2"	6' min. clear., ground to canopy
	142	Acer x truncatum "Warrenred"	Pacific Sunset Maple			2"	6' min. clear., ground to canopy
	57	Acer grseum	Paperbark Maple			2"	6' min. clear., ground to canopy
	38	Ulmus parvifolia	Lacebark Elm			2"	6' min. clear., ground to canopy
	29	Platanus x acerifolia	London Plane Tree			2"	6' min. clear., ground to canopy
DECIDUOUS SHRUBS/GRASSES (Typical utility box planting)							
	3	Syringa X "Penda"	Bloomerang Purple Lilac	5 gal.			Plant @ 5' O.C.
EVERGREEN SHRUBS (Typical utility box planting)							
	4	Juniperus chinensis "Sea Green"	Sea Green Juniper	3 gal.			Plant @ 4' O.C.

3 LANDSCAPE PLAN
SCALE: 1"=100'-0"

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

JASON M. MEIER LICENSED LANDSCAPE ARCHITECT KANSAS

CLIENT
Rodrock Development
9550 Dice Ln,
Lenexa, KS 66215

PROJECT
Stonebridge Village
SE Corner of 167th and Ridgeview Rd.
Olathe, KS

SCALE: 1"=100' NORTH
0 100 200 300

Date: 10.7.19
Project #: 559
Landscape Plan

L1

PLANNING
ENGINEERING
IMPLEMENTATION

RECEIVED
OCT 02 2019
Olathe Planning Division

CITY OF OLATHE
Property Owner Notification Letter

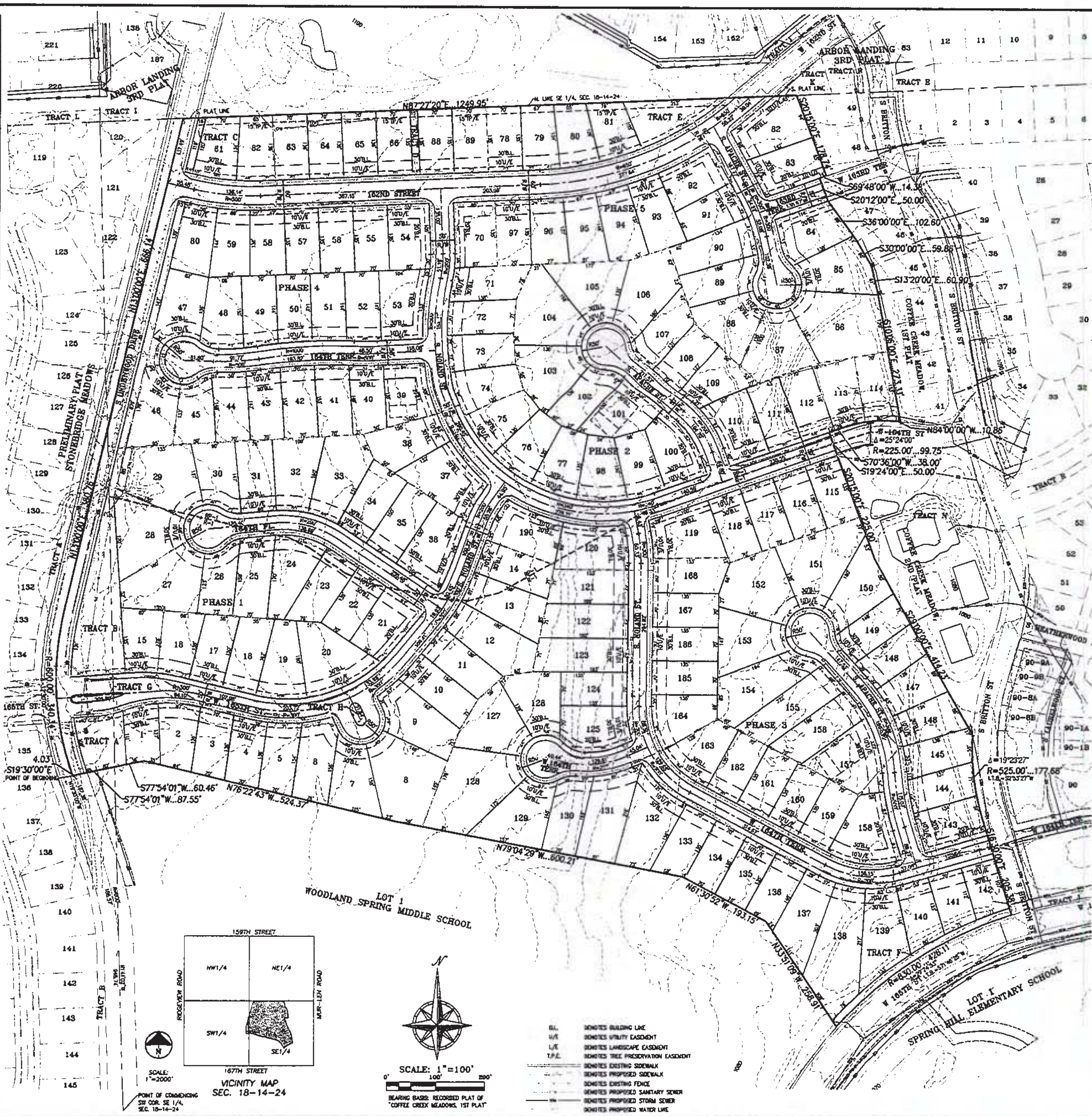
Case No. RZ19-0022

Dear Property Owner:
This is to notify you that a public hearing will be held at the Olathe City Hall Council Meeting room at 100 E. Santa Fe, Olathe, Kansas, to consider a **rezoning** request from RP-1 and R-1 (present zoning) to R-1 (proposed zoning) and **Preliminary Plat**, on the following described tract of land:

All that part of the Southeast Quarter and part of the Southwest Quarter of Section 18, Township 14 South, Range 24 East, in the City of Olathe, Johnson County, Kansas, more particularly described as follows:

Commencing at the Southwest corner of the Southeast Quarter of said Section 18; thence N 1"41'02" W, along the West line of the Southeast Quarte of said Section 18 and also along the Westerly plat line of WOODLAND SPRING MIDDLE SCHOOL, a platted subdivision of land in the City of Olathe, Johnson County, Kansas, a distance of 948.74 feet; thence Northwesterly, continuing along the Westerly plat line of said WOODLAND SPRING MIDDLE SCHOOL, on a curve to the left, said curve being tangent to the last described course and having a radius of 600.00 feet, an arc distance of 186.57 feet; thence N 19'30'00" W, continuing along the Westerly plat line of said WOODLAND SPRING MIDDLE SCHOOL, a distance of 187.38 feet to the Northwest plat corner of said WOODLAND SPRING MIDDLE SCHOOL, said point also being the Point of Beginning; thence continuing N 19'30'00" W, a distance of 4.03 feet; thence Northerly, on a curve to the right, said curve being tangent to the last described course and having a radius of 600.00 feet, an arc distance of 340.34 feet; thence N 13"00°00" E, a distance of 380.76 feet to a point on the West line of the Southeast Quarter of said Section 18; thence continuing N 13'00'00" E, a distance of 668.14 feet to a point on the North line of the Southeast Quarter of said Section 18, said point also being on the South plat line of ARBOR RIDGE, 3RD PLAT, a platted subdivision of land in the City of Olathe, Johnson County, Kansas; thence N 87°27'20" E, along the North line of Southeast Quarter of said Section 18 and along the South plat line of said ARBOR RIDGE, 3RD PLAT, a distance of 1,249.95 feet to the Northwest plat corner of COFFEE CREEK MEADOWS. 1ST PLAT, a platted subdivision of land in the City of Olathe, Johnson County, Kansas; thence along the Westerly plat line of said COFFEE CREEK MEADOWS, 1ST PLAT, for the following eleven (11) courses; thence S 20°15'00" E, a distance of 178.74 feet to a point on the Northerly right-of-way line of 163rd Terrace, as now established; thence S 69°48'00" W, along the Northerly right-of-way line of said 163rd Terrace, a distance of 14.38 feet; thence S 20°12'00" E, a distance of 50.00 feet to a point on the Southerly right-of-way line of said 163rd Terrace; thence S 36'00'00'" E, a distance of 102.60 feet; thence S 30"00'00" E, a distance of 59.86 feet; thence S 13"20'00" E, a distance of 60.90 feet; thence S 10'06'00" E, a distance of 273.33 feet to a point on the Northerly right-of-way line of 164th street, as now established; thence along the Northerly right-of-way line of said 164th Street, for the following three (3) courses; thence N 84'00'00" W, a distance of 10.86 feet; thence Westerly on a curve to the left, said curve being tangent to the last described course and having a radius of 225.00 feet, an arc distance of 99.75 feet: thence S 70"38'00" W, a distance of 38.00 feet; thence S 19"24 00" E, a distance of 50.00 feet to o point on the Southerly right-of-way line of said 164th Street, said point also being the Northwest plat corner of COFFEE CREEK MEADOWS, 2ND PLAT, a platted subdivision of land in the City of Olathe, Johnson County, Kansas; thence along the Westerly plat line of said COFFEE CREEK MEADOWS, 2ND PLAT, for the following four (4) courses; thence S 20°15'00" E, a distance of 225.00 feet; thence S

AREAS			AREAS		
PARCEL	AREA (S.F.)	AREA (AC.)	PARCEL	AREA (S.F.)	AREA (AC.)
PLAT	2508470.01	57.5408	81	9478.38	0.2176
TRACT A	10357.29	0.2378	82	13503.43	0.3100
TRACT E	11630.62	0.2672	83	11567.67	0.2656
TRACT C	1768.02	0.0406	84	12357.42	0.2837
TRACT D	20867.42	0.4183	85	13573.67	0.3116
TRACT F	8435.21	0.1476	86	22578.52	0.5183
ROW LINDENWOOD	40135.31	1.0302	87	15414.23	0.2956
ROW	424748.01	9.7509	88	13332.18	0.3061
TRACT B	2632.21	0.0467	89	10524.25	0.2436
TRACT H	974.74	0.0224	90	12011.04	0.2757
TRACT C	1277.04	0.0283	91	9603.91	0.2202
1	8227.58	0.1889	92	10608.56	0.2436
2	9603.39	0.2278	93	11257.98	0.2567
3	9501.88	0.2181	94	11214.75	0.2575
4	9529.38	0.2188	95	10524.25	0.2305
5	10117.28	0.2323	96	9830.61	0.2260
6	12551.42	0.2881	97	9447.78	0.2169
7	12327.65	0.2830	98	10623.38	0.2438
8	20826.72	0.4781	99	9531.17	0.2188
9	14798.60	0.3360	100	11047.74	0.2720
10	10860.63	0.2488	101	11958.62	0.2745
11	10811.87	0.2482	102	10404.70	0.2389
12	15005.79	0.3445	103	14572.38	0.2342
13	13226.27	0.3036	104	17802.58	0.4108
14	10776.62	0.2474	105	14555.31	0.3341
15	9905.42	0.2274	106	15794.52	0.3626
16	9621.05	0.2276	107	10448.38	0.3360
17	10094.07	0.2311	108	9016.05	0.2070
18	10885.07	0.2501	109	10482.86	0.2407
19	12163.65	0.2779	110	12016.34	0.2943
20	16075.52	0.3660	111	10348.47	0.2376
21	11621.62	0.2668	112	10348.47	0.2376
22	9450.00	0.2169	113	11117.94	0.2552
23	10699.07	0.2485	114	10200.83	0.2342
24	12543.76	0.2880	115	9383.34	0.2156
25	11613.46	0.2643	116	9460.70	0.2170
26	8713.88	0.2229	117	9450.70	0.2170
27	17108.46	0.3946	118	9450.70	0.2170
28	16605.33	0.3681	119	13673.01	0.3139
29	18886.33	0.4334	120	12794.35	0.2937
30	11122.94	0.2553	121	11168.38	0.2564
31	10842.85	0.2489	122	12100.18	0.2778
32	12505.13	0.2960	123	13032.00	0.2992
33	15300.67	0.3508	124	9450.00	0.2169
34	11603.41	0.2641	125	12330.34	0.2831
35	10900.00	0.2514	126	12430.07	0.2854
36	13048.11	0.3110	127	14348.14	0.3294
37	14628.23	0.3459	128	23566.09	0.5410
38	12133.20	0.2785	129	15389.44	0.3663
39	11294.48	0.2588	130	11301.64	0.2568
40	10035.58	0.2302	131	15026.93	0.3656
41	10626.37	0.2440	132	16607.80	0.3813
42	10721.67	0.2461	133	10133.11	0.2308
43	10476.80	0.2405	134	9450.00	0.3169
44	10325.10	0.2370	135	9450.00	0.2169
45	10419.05	0.2392	136	9087.16	0.2109
46	13383.54	0.3073	137	13668.66	0.3138
47	12391.03	0.2884	138	22783.36	0.5230
48	11681.47	0.2682	139	14965.62	0.3436
49	10311.63	0.2367	140	9590.16	0.2937
50	9658.30	0.2263	141	8182.37	0.1889
51	9950.15	0.2283	142	7623.97	0.1750
52	10243.65	0.2352	143	11187.38	0.2568
53	13308.73	0.3067	144	9483.61	0.2177
54	10448.17	0.2628	145	9779.28	0.2245
55	9450.00	0.2169	146	9794.15	0.2269
56	9450.00	0.2169	147	9471.85	0.2174
57	9448.78	0.2169	148	9279.84	0.2166
58	9862.48	0.2218	149	10275.60	0.2308
59	10424.62	0.2393	150	13382.62	0.2308
60	10480.57	0.2406	151	19230.88	0.4417
61	10185.55	0.2338	152	17251.78	0.3960
62	9781.05	0.2246	153	14688.62	0.3033
63	9490.13	0.2180	154	17394.09	0.3993
64	9492.07	0.2179	155	14634.11	0.2364
65	9469.01	0.2176	156	12673.01	0.2910
66	9465.85	0.2179	157	14934.13	0.3428
67	9482.24	0.2177	158	14675.38	0.3368
68	9478.18	0.2176	159	9450.00	0.2170
70	11405.03	0.2639	160	9444.72	0.2168
71	10307.88	0.2366	161	9441.49	0.2167
72	9801.53	0.2204	162	9438.25	0.2167
73	9806.29	0.2251	163	11173.64	0.2565
74	10518.29	0.2415	164	11214.98	0.2575
75	10518.29	0.2415	165	9450.00	0.2169
76	10518.29	0.2415	166	9450.00	0.2169
77	10518.29	0.2415	167	9450.00	0.2169
78	9478.12	0.2175	168	10480.23	0.2407
79	9863.88	0.2219	190	12118.40	0.2782
80	9574.94	0.2198			



LEGAL DESCRIPTION:

ALL THAT PART OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 24 EAST, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE N 1°41'02" W, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 18 AND ALSO ALONG THE WESTERLY PLAT LINE OF WOODLAND SPRING MIDDLE SCHOOL, A PLATTED SUBDIVISION OF LAND IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, A DISTANCE OF 648.74 FEET; THENCE NORTHWESTERLY, CONTINUING ALONG THE WESTERLY PLAT LINE OF SAID WOODLAND SPRING MIDDLE SCHOOL, ON A CURVE TO THE LEFT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 800.00 FEET, AN ARC DISTANCE OF 100.57 FEET; THENCE N 19°30'00" W, CONTINUING ALONG THE WESTERLY PLAT LINE OF SAID WOODLAND SPRING MIDDLE SCHOOL, A DISTANCE OF 197.38 FEET TO THE NORTHWEST PLAT CORNER OF SAID WOODLAND SPRING MIDDLE SCHOOL, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING N 19°30'00" W, A DISTANCE OF 4.03 FEET; THENCE NORTHERLY, ON A CURVE TO THE RIGHT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 600.00 FEET, AN ARC DISTANCE OF 340.34 FEET; THENCE N 13°00'00" E, A DISTANCE OF 350.78 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE CONTINUING N 13°00'00" E, A DISTANCE OF 888.14 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 18, SAID POINT ALSO BEING ON THE SOUTH PLAT LINE OF ARBOR RIDGE, 3RD PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS; THENCE N 87°27'20" E, ALONG THE NORTH LINE OF SOUTHEAST QUARTER OF SAID SECTION 18 AND ALONG THE SOUTH PLAT LINE OF SAID ARBOR RIDGE, 3RD PLAT, A DISTANCE OF 1,249.95 FEET TO THE NORTHWEST PLAT CORNER OF COFFEE CREEK MEADOWS, 1ST PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS; THENCE ALONG THE WESTERLY PLAT LINE OF SAID COFFEE CREEK MEADOWS, 1ST PLAT, FOR THE FOLLOWING ELEVEN (11) COURSES; THENCE S 20°15'00" E, A DISTANCE OF 178.74 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 163RD TERRACE, AS NOW ESTABLISHED; THENCE S 69°48'00" W, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 163RD TERRACE, A DISTANCE OF 14.38 FEET; THENCE S 20°12'00" E, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 163RD TERRACE; THENCE S 36°00'00" E, A DISTANCE OF 102.60 FEET; THENCE S 30°00'00" E, A DISTANCE OF 59.86 FEET; THENCE S 13°20'00" E, A DISTANCE OF 60.90 FEET; THENCE S 10°06'00" E, A DISTANCE OF 273.33 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 164TH STREET, AS NOW ESTABLISHED; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 164TH STREET, FOR THE FOLLOWING THREE (3) COURSES; THENCE N 84°00'00" W, A DISTANCE OF 10.86 FEET; THENCE WESTERLY ON A CURVE TO THE LEFT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 225.00 FEET, AN ARC DISTANCE OF 99.75 FEET; THENCE S 70°36'00" W, A DISTANCE OF 38.00 FEET; THENCE S 19°24'00" E, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 164TH STREET, SAID POINT ALSO BEING THE NORTHWEST PLAT CORNER OF COFFEE CREEK MEADOWS, 2ND PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS; THENCE ALONG THE WESTERLY PLAT LINE OF SAID COFFEE CREEK MEADOWS, 2ND PLAT, FOR THE FOLLOWING FOUR (4) COURSES; THENCE S 20°15'00" E, A DISTANCE OF 225.00 FEET; THENCE S 29°00'00" E, A DISTANCE OF 414.23 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BRITTON STREET, AS NOW ESTABLISHED; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID BRITTON STREET, FOR THE FOLLOWING TWO (2) COURSES; THENCE SOUTHERLY, ON A CURVE TO THE LEFT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF S 2°53'27" W AND A RADIUS OF 525.00 FEET, AN ARC DISTANCE OF 177.68 FEET; THENCE S 16°30'00" E, A DISTANCE OF 205.38 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF 165TH STREET, AS NOW ESTABLISHED; THENCE SOUTHWESTERLY, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID 165TH STREET, ON A CURVE TO THE LEFT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF S 71°46'28" W AND A RADIUS OF 830.00 FEET, AN ARC DISTANCE OF 426.11 FEET TO THE NORTHEAST PLAT CORNER OF SAID WOODLAND SPRING MIDDLE SCHOOL; THENCE ALONG THE NORTHERLY PLAT LINE OF SAID WOODLAND SPRING MIDDLE SCHOOL, FOR THE FOLLOWING SIX (6) COURSES; THENCE N 33°51'09" W, A DISTANCE OF 258.91 FEET; THENCE N 61°30'52" W, DISTANCE OF 193.15 FEET; THENCE N 79°04'29" W, A DISTANCE OF 600.21 FEET; THENCE N 76°22'43" W, A DISTANCE OF 524.37 FEET; THENCE S 77°54'01" W, A DISTANCE OF 60.46 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE CONTINUING S 77°54'01" W, A DISTANCE OF 87.55 FEET TO THE POINT OF BEGINNING, CONTAINING 57.5405 ACRES, MORE OR LESS.

SITE DATA TABLE:

GROSS AREA	57.54 ACRES
EXISTING ZONING	RP-1/R-1
PROPOSED ZONING	R-1
PROPOSED NUMBER OF LOTS	168
PROPOSED NUMBER OF TRACTS	8
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
DENSITY	2.9 LOTS PER ACRE

PROJECT NOTE:

1. THE TOPOGRAPHY WAS SUPPLIED BY A.I.M.S. (AUTOMATED INFORMATION MAPPING SYSTEM) BASED ON NAVD88 DATUM.
2. ALL TRACTS AS SHOWN HEREON SHALL BE DEDICATED AS PRIVATE OPEN SPACE, COMMON AREAS AND MAY INCLUDE BUT NOT LIMITED TO LANDSCAPING, FENCING, SUBDIVISION MONUMENTS, STORM WATER DETENTION AND AMENITIES AND WILL BE OWNED AND MAINTAINED BY THE HOMES ASSOCIATION.

FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF OLATHE, COMMUNITY NO. 200173, JOHNSON COUNTY, KANSAS, PANEL NO. 20091C0109G, AND DATED AUGUST 3, 2009.

OWNER/DEVELOPER:

STONEBRIDGE LAND & CATTLE, LLC
9500 DICE LANE
LENEXA, KS 66215
(913) 851-0347

ENGINEER/APPLICANT:

PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS 66061
(913) 393-1155
(913) 393-1166 FAX

PRELIMINARY PLAT

STONEBRIDGE VILLAGE
CITY OF OLATHE, JOHNSON COUNTY, KANSAS
167TH STREET AND LINDENWOOD DRIVE

PROJECT NO. 190514	No.	Date	Revisions	By	App.
DATE: 8-2-19					
DRAWN: DAG					

SHEET 1 OF 1

Meeting Minutes

Stonebridge Village

October 7, 2019

The Meeting started a 6:05 p.m.

A sign-up sheet was used to record those neighbors in attendance. See attached

Harold Phelps, P.E., Brian Rodrock and Jeff Gifford represented the applicant.

The initial presentation was presented by Harold Phelps.

Harold informed the neighbors that everyone within 500 feet of the property was invited to this neighborhood meeting. Others within 200 foot would receive an additional notice of the public hearing to be held at the planning commission on October 28th.

Harold presented the existing approved plan and indicated that the area consisted of 57 acres that is currently approved for 248 single family homes at a density of 4.31 units per acre. It was explained that Brian and Jeff had purchased the property from Darol Rodrock in December of 2018. Brian and Jeff has made a decision to move the proposed villa product from this location to a location south of 167th and east of Mur-Len and develop this property as "standard residential R-1". Single family residential would provide a more typical residential that would be more conducive to the location of the new Spring Hill middle and elementary schools. This product would provide for more of a school aged, family oriented, environment. The new layout would provide for better connectivity and not have the disconnected street pattern that exist on the approved plan. The revised plan consisted of 168 lots with a density of 2.9 lots per acre.

It was indicated that these lots would have access to the existing four community centers and that no new amenity facilities were planned for this area. It was noted that there is an existing clubhouse and swimming pool immediately adjacent to this proposed project.

The landscape plan was presented indicating street trees that meet the city requirements. Brian noted that we were requesting that the utilities on the north side of the project be allowed to be front yard services to save the trees along the existing Arbor Landing Park.

The five phases of the project were covered with an indication that the project timeline was projected to start in 2020 and be completed in about 5 years.

An explanation of the protest petition was provided. The neighbors were informed that a protest petition does not kill the project but rather requires the City Council to approve with a super majority rather than a simple majority.

Several Questions were asked:

How would the new streets connect to the existing streets? One of the property owners came to the board and Harold indicated the connection to the existing streets.

What will the price of the proposed houses be? Harold responded that we have indicated to the City that the price of the houses will be in $390-430,000.

There was a specific question about how the drainage would be dealt with behind Lot 43 in Coffee Creek Meadows? Specifically, how would he be assured that they would not have a drainage problem in the future? Harold assured him that when the street and storm sewer plans were prepared that this area would be reviewed. It appears from the existing contour map that there is about a four-foot drop from his property to the undeveloped property. Harold indicated that it is most likely that a swale would be placed in the rear yards of the proposed lots and the that water in this area would actually be reduced by the construction of the proposed streets and stormwater improvements. Brian indicated that this is why an engineer is hired to prepare the plans and obtain approval from the City before construction.

There was also a question about the cottonwood trees that have grown in the existing ditch behind Lot 43 and whether or not they would be saved? It is unlikely that these voluntary trees will be saved as the lots and swales are graded for the proposed stormwater. The neighbor then asked about saving a Mulberry tree that is on the property line. Harold indicated that if it is on the property line it is most likely that it would be preserved. Jeff Gifford indicated that they try to save as many trees as possible.

The presentation ended at 6:40 p.m. and we left the clubhouse at 7:00 p.m.

Stonebridge Village
Olathe, KS
Public Meeting
October 7, 2019 6:00 - 7:00 pm
SIGN-IN SHEET

Name	Address	Phone Number	Email
Meg Trenkel	16104 S Lawrewood	913/645-9494	trenkels@comcast.net
Dave & Barb Parks	16300 S. Britton	913/764.5256	boosbunch@gmail.com
Scott Dwyer	16871 W 164th Pl	913 780 5132	SEDWYER@COMCAST.NET
Clay & Brittany Williams	16372 S. Britton	316-734-3011	clay.williams@seaboardfood.com
JEFF O'CONNOR	17324 W 161ST ST	913-991-0428	oconnor.jeff@gmail.com
PHIL LAUER	16336 S HEATHERWOOD	913-952-7473	lauerphillipc@johndeere.com

Spring Hill
USD 230
SCHOOL DISTRICT

BOARD OF EDUCATION OFFICE
101 E. South Street • Spring Hill, KS 66083-8514
Phone: 913.592.7200 • Fax 913.592.7270
Facebook.com/springhillusd230
Web site: www.usd230.org

Olathe Planning Department
Attention: Zach Moore
100 E Santa Fe St.
Olathe, KS 66061-3409

Re: Stonebridge Village Rezoning Request RZ19-0022

Dear Olathe Planning Staff and Planning Commission:

The Spring Hill School District has a few comments related to the rezoning request for Stonebridge Village. When the district designed Woodland Spring Middle School (located south of the proposed zoning changes), it was done based on the 2013 master plan for the area; this included a trail along our northern property line. Our plans included future connections to this trail from our site. The district does recognize that changes to design are sometimes required to meet the consumer needs and/or development changes. However, due to the fact that the trail is no longer part of the plan, the district is requesting that a safe pedestrian path be developed between Lindenwood and 165th Street, as well as within the proposed subdivision. The proposed path between the cul-de-sacs appear to address a portion of the need. However, we are requesting that a connection between 164th Terrace and 165th Street be identified. Additionally, we would like to ensure there is a plan to complete the sidewalk along 165th Street.

The other area of concern is the runoff water along Woodland Spring's northern boundary. During construction of Woodland Spring, the district had to adjust our design to address runoff water from the proposed rezoning area. The district is requesting there be a plan to address the runoff from this subdivision to ensure the amount of water flowing onto our property is maintained and/or reduced.

Thanks for your consideration and attention to these concerns.

Sincerely,

Phil Elliott & Tim Meek
Spring Hill USD230