

## STAFF REPORT

**Planning Commission Meeting: April 13, 2020**

<b>Application:</b>	<b>FP19-0024, Final Plat for Stonebridge Pointe</b>		
<b>Location:</b>	Along the east side of Lindenwood Drive at W. 165 <sup>th</sup> Street		
<b>Owner/Applicant:</b>	Brian Rodrock; Stonebridge Land & Cattle, LLC		
<b>Engineer:</b>	Harold Phelps, P.E.; Phelps Engineering, Inc.		
<b>Staff Contact:</b>	Zachary Moore, Planner II		

<b>Site Area:</b>	<u>13.16± acres</u>	<b>Use:</b>	<u>Single-Family Residential</u>
<b>Lots:</b>	<u>36</u>	<b>Density:</b>	<u>2.74 units per acre</u>
<b>Tracts:</b>	<u>4</u>	<b>Current Zoning:</b>	<u>R-1</u>

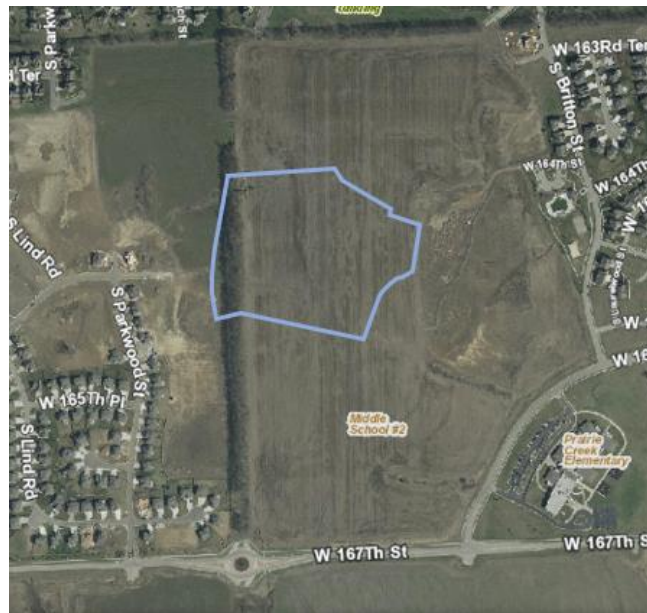
### 1. Comments:

The following application is a final plat for the first phase of Stonebridge Village. This plat will establish lot lines, dedicate public easements, public street right-of-way, and common tracts in the subdivision. This plat is the first phase of Stonebridge Village, a single-family home subdivision located along the east side of S. Lindenwood Drive at its intersection with W. 165<sup>th</sup> Street.

The subject property was rezoned to the R-1 District in April 2020 with an associated preliminary plat. This final plat is consistent with the preliminary plat that accompanied the rezoning.



*View of the subject property, looking west*



*Aerial view of subject property*

## 2. Plat Review:

- a. **Lots/Tracts** – The plat includes 36 single-family lots and four (4) common tracts. All of the common tracts are intended to be owned and maintained by the property owner, its successors, and assigns. All four (4) tracts are intended to be used for landscaping, monuments, trails, and private open space. Tract C is located within public street right of way and will be dedicated as a street easement (STR/E).

All lots in the proposed subdivision exceed the R-1 standards for minimum lot size of 7,200 square feet and minimum lot width of 60 feet. Lot sizes in this phase of development range between 8,227 square feet and 20,718 square feet, with an average lot size of 12,225 square feet.

- b. **Public Utilities** – The subject property is located within the Johnson County Wastewater and WaterOne service areas. Drainage Easements (D/E), Sanitary Sewer Easements (S/E), Street Easements (STR/E), Utility Easements (U/E), and Water Line Easements (WL/E), will be dedicated with this final plat.

## 3. Excise Taxes:

The subject property is located within an active street benefit district (3-B-078-17, Lindenwood Road) and is therefore exempt from paying a street excise tax. Final plats are subject to a traffic signal excise tax of \$0.0037 per square foot of land in single-family zoning districts. The required excise tax must be submitted to the Planning Division prior to recording of the final plat.

## 4. Staff Recommendation:

Staff recommends approval of FP19-0024, final plat for Stonebridge Village, with the following stipulations:

- a. Prior to recording the plat, a digital file of the final plat (.pdf format) must be submitted to the Planning Division.

- b. 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.
- c. The remainder of the development must be completed or secondary Fire Department access roads must be provided, if the remainder of the subdivision is not built.
- d. A sidewalk and address plat must be submitted prior to the issuance of building permits.