

Planning Division

STAFF REPORT

Planning Commission Meeting: April 13, 2020

Application:	FP19-0024, Final Plat for Stonebridge Pointe		
Location:	Along the east side of Lindenwood Drive at W. 165th Street		
Owner/Applicant:	Brian Rodrock; Stonebridge Land & Cattle, LLC		
Engineer:	Harold Phelps, P.E.; Phelps Engineering, Inc.		
Staff Contact:	Zachary Moore, Planner II		
Site Area:	<u>13.16± acres</u>	Use:	<u>Single-Family</u> <u>Residential</u>
Lots:	<u>36</u>	Density:	2.74 units per acre
Tracts:	<u>4</u>	Current Zoning:	<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. 165th 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. <u>Lots/Tracts</u> – 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. <u>Public Utilities</u> – 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:

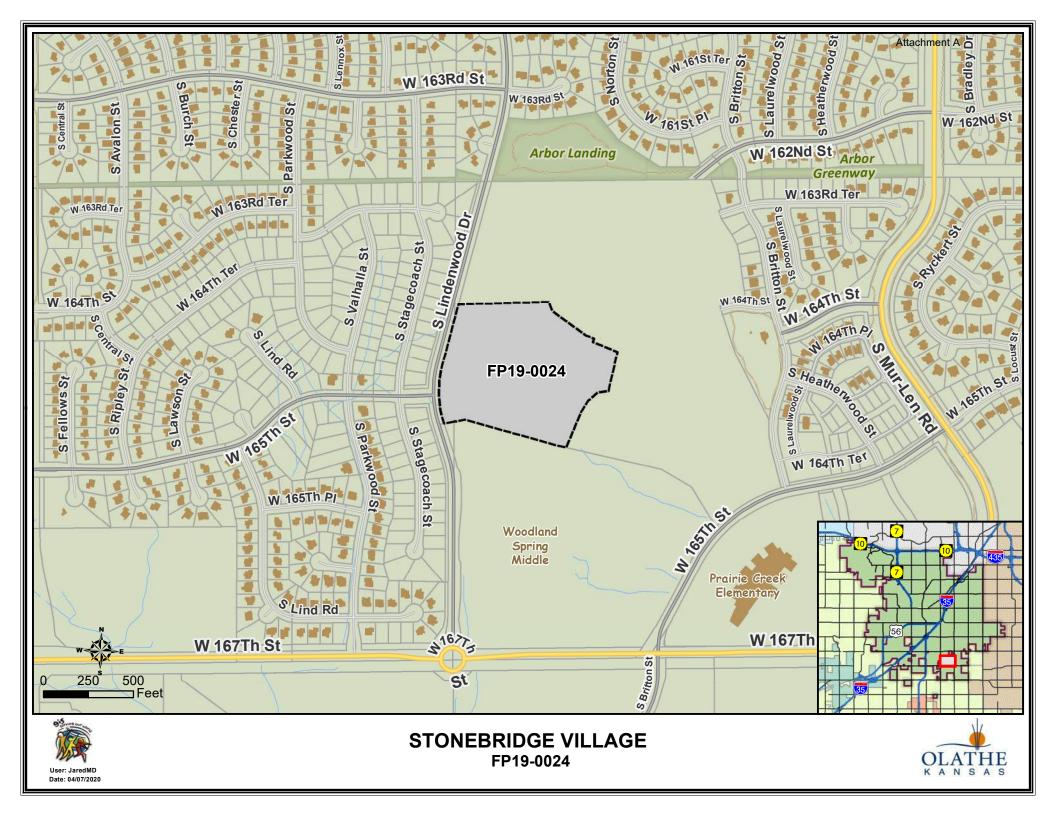
The subject property is located within an active street benefit district (3-B-078-17, Lindenwood Road) and is therefore exempt from paying a street excise tax. Final plats are subject to a traffic signal excise tax of \$0.0037 per square foot of land in single-family zoning districts. The required excise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

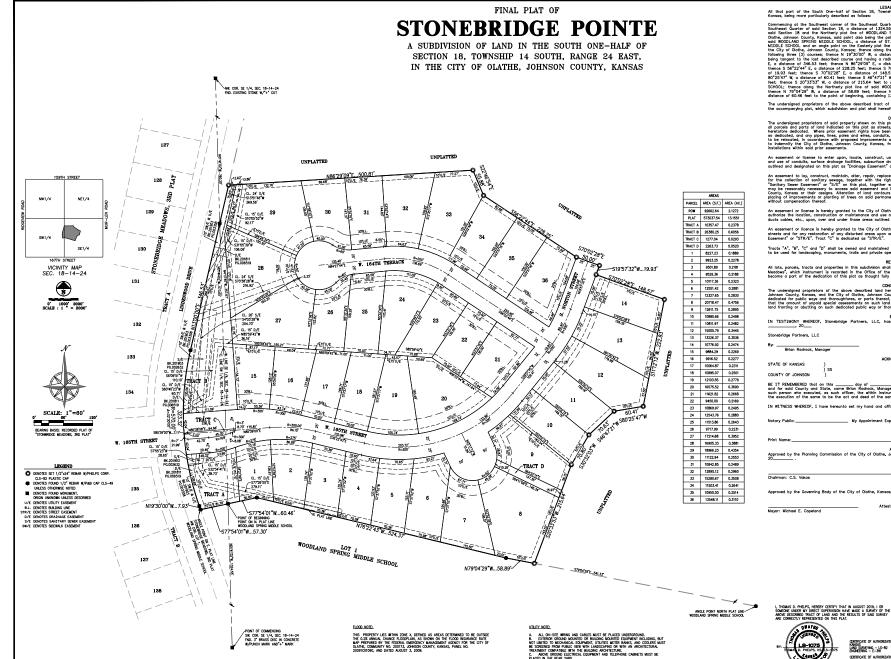
4. Staff Recommendation:

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.





LEGAL DESCRIPTION Township 14 South, Range 24 East, in the City of Olathe, Johnson All that part of the South One-half of Section 18, Kansas, being more particularly described as follows:

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The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the m the accompanying plat, which subdivision and plat shall hereafter be known as "STONEBRIDGE POINTE".

DEDICATION

DEDICATION the undersigned proprietors of soid property shown on this pilot to hereby, dedicate for public use and public ways and thoroughfores all purches and parts of land indicated on this pilot as streets, terraces, piceses, cates, drives, insets, porteways, networks and all parts to be addicated, and in the pilot and wins, condult, actions or costs the method insets portegoes, and there are requires to be relacions, in accordance with proposed improvements as new set forth, the undersigned proprietors hereby basives and appro-to be relacions, in accordance with proposed improvements as new set forth, the undersigned proprietors hereby basives and appro-to be indicated, and in a condition of any such estimation could be method to the relacions of any such estimation utility is obtained by the Circl Adult, advance Courty, Kanass, from any sequents ablaction to the relacions of any such estimation utility of the court of the court of the courty. Advances, from any sequents ablaction to the relacions of any such estimation utility and the security of the courts of t

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nt or license is hereby granted to the City of Olathe, Johnson County, Kansas, to locate, construct and maintain ar he location, construction or maintenance and use of conduits, water, gas, pipes, pides, wires, surface drainage foolities s, etc., upon, ower and under those areas outlined hereon and designated an this pict as "U/E" or "Uility Easement".

easement or licence is hereby granted to the City of Olathe for the purpose of construction, repair and maintenance of curbs, rests and for any restoration of any disturbed areas upon and across those areas outlined and designated on this plat as "Stree sement" or "STR-2". Tract "C" is dedicated as "STR/2".

Tracts "A", "B", "C" and "D" shall be owned and maintained by the property owner, its successors & assigns. Said tract is intended to be used for landscaping, monuments, trails and private open space.

RESTRICTIONS

All lots, parcels, tracts and properties in this subdivision shall hereafter by subject to the Declaration of Restrictions for "Stanebridge Meadows", which instrument is recorded in the Office of the Register of Decks of Johnson County, Konsos, and which shall hereby become a part of the declaration of this plat as thought fully set forth herein.

CONSENT TO LEVY

The undergived proprietors of the above described load benety operate and convents that the Bood of County Commissions downsor county, forests, and the Club of Otomb, software, and county, Karess, and line with power to redee such load proposed descind for public ways and thoroughtoes, or ports thereof, for public use, from the line and effect of any predict descinants and forming or builting on such descinded public ways of thoroughtoes.

EXECUTION IN TESTIMONY WHEREOF, Stonebridge Portners, LLC, has caused this instrument to be executed on this

Stonebridge Partners, LLC

Brian Rodrock, Manage

ACKNOWLEDGEMEN1

í ss COUNTY OF JOHNSON

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written

My Appointment Expires: Notory Public: Approved by the Planning Commission of the City of Olathe, Johnson County, Kansas, this _____ Chairman: C.S. Vakas Approved by the Governing Body of the City of Olathe, Kansas, this ______ day of___ Attest: _______ City Clerk: David F. Bryant 111, MMC Mayor: Michael E. Copeland

> ICATE OF AUTHORIZA land Surveying - LS-82 Engineering - E-391

> CERTIFICATE OF AUTHORIZATIO MISSOLIA LAND SLIVEVING-2007001128

