

STAFF REPORT

Planning Commission Meeting: April 27, 2020

Application:	FP20-0004, Final Plat for Stonebridge Villas		
Location:	Southeast corner of the intersection of S. Mur-Len Road and W. 169 th Place		
Owner/Applicant:	Brian Rodrock; Stonebridge Land & Cattle		
Engineer:	Harold A. Phelps, P.E.; Phelps Engineering		
Staff Contact:	Zachary Moore, Planner II		

Site Area:	<u>20.66± acres</u>	Use:	<u>Single-Family Residential</u>
Lots:	<u>36</u>	Density:	<u>1.74 units per acre</u>
Tracts:	<u>3</u>	Current Zoning:	<u>R-1</u>

1. Comments:

The following application is a final plat for Stonebridge Villas. This plat will establish lot lines, dedicate public easements, and common tracts in the subdivision. This plat is the first phase of Stonebridge Villas, a single-family home subdivision located at the southeast corner of the intersection of W. 169th Place and S. Mur-Len Road.

The subject property was rezoned to the R-1 District in 2006 and a revised preliminary plat was approved in February 2020. This final plat is consistent with the approved revised preliminary plat.

2. Plat Review:

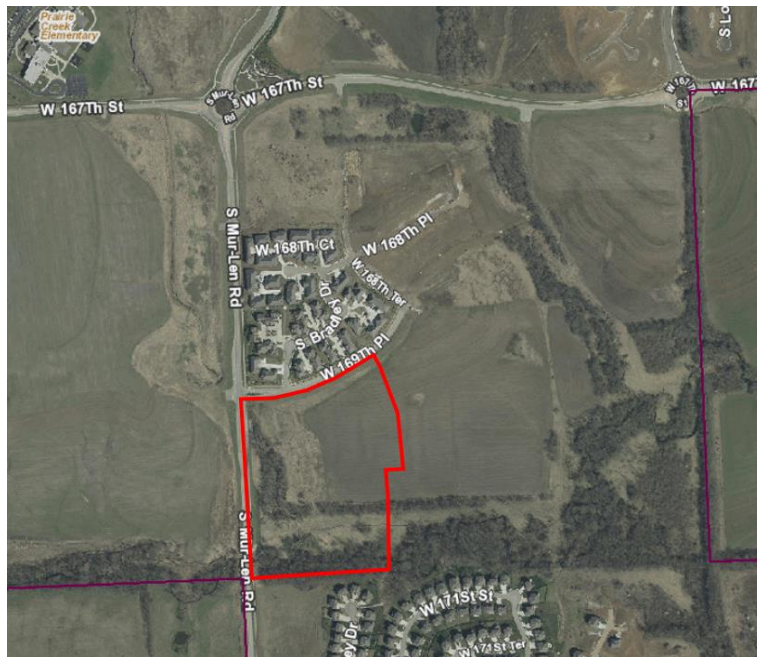
- a. **Lots/Tracts** – The plat includes 36 single-family lots and 3 common tracts. The three common tracts are intended to be used and dedicated as private open space, common areas, and may include landscaping, fencing, subdivision monuments, stormwater detention, and amenities. All 3 common tracts are intended to be owned and maintained by the Homes Association. Tract C includes a Tree Preservation Easement (TP/E) and Public Recreation Easement (PR/E) that are both dedicated to the City.

All lots in the proposed subdivision meet or exceed the R-1 standards for minimum lot size (7,200 square feet) and minimum lot width (60 feet). Lot sizes in this phase of development range between 7,473 square feet and 13,549 square feet, with an average lot size of 8,773 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), and Utility Easements (U/E) will be dedicated with this final plat.



View of the subject property, looking southwest



Aerial view of subject property outlined in red

3. Staff Recommendation:

- a. Staff recommends approval of FP20-0004, final plat for Stonebridge Villas, First Plat, with the following stipulations:
 1. Prior to recording the plat, a digital file of the final plat (.pdf format) must be submitted to the Planning Division.
 2. A Floodplain Development Permit will be required if there is any proposed impact to the floodplain shown on the Public Improvement Plans. If required, the

Floodplain Development Permit must be issued prior to the issuance of building permits.

3. 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.
4. This property is subject to condemnation Ordinance number 19-83, which may impact the boundaries of the proposed development. Modifications to the lot lines may be required to reflect the condemnation boundaries. If lots within this phase of development are required to be modified, then a revised preliminary plat, reflecting the revised legal description of the property identified in the condemnation case will need to be submitted, and approved by the Planning Commission prior to recording any final plat.
5. Prior to recording the final plat, a stream corridor maintenance agreement must be submitted to the Public Works Department.
6. Prior to recording the final plat, notice of the stream corridor must be added to the plat, per Olathe Municipal Code Section 17.06.090.
7. 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.
8. All new on-site wiring and cables must be placed underground.
9. 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.
10. Above ground electrical equipment and telephone cabinets must be placed in the rear yard.