



Planning Division

**STAFF REPORT****Planning Commission Meeting: April 27, 2020**

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

<b>Site Area:</b>	<u>20.66± acres</u>	<b>Use:</b>	<u>Single-Family Residential</u>
<b>Lots:</b>	<u>36</u>	<b>Density:</b>	<u>1.74 units per acre</u>
<b>Tracts:</b>	<u>3</u>	<b>Current Zoning:</b>	<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. 169<sup>th</sup> 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:**

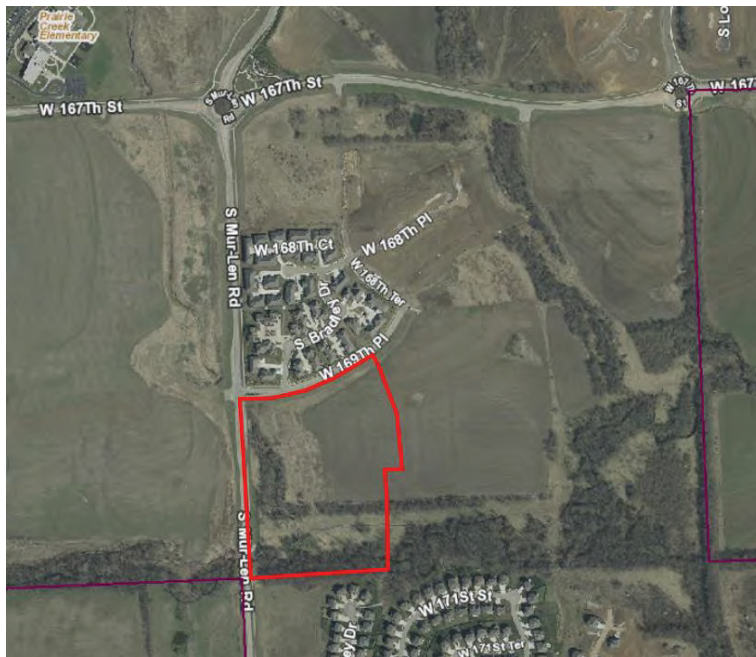
- a. **Lots/Tracts** – The plat includes 36 single-family lots and 3 common tracts. The three common tracts are intended to be used and dedicated as private open space, common areas, and may include landscaping, fencing, subdivision monuments, stormwater detention, and amenities. All 3 common tracts 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*

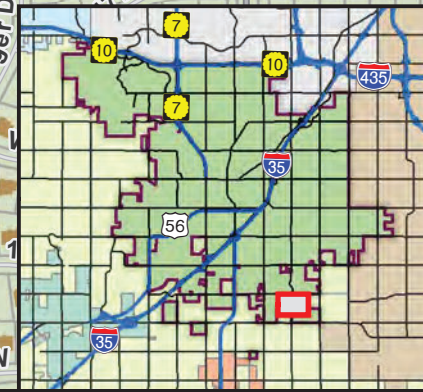
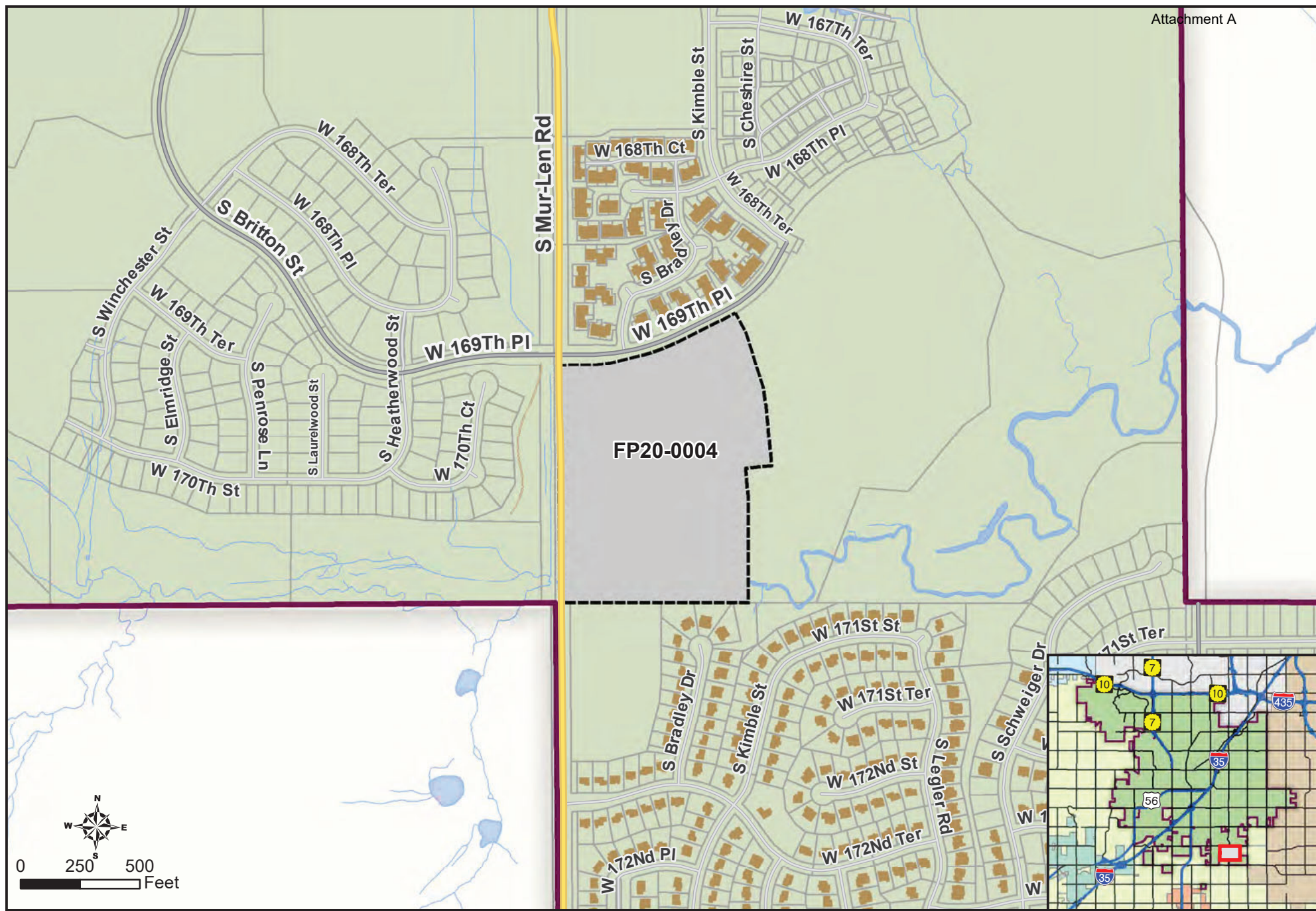
**3. Staff Recommendation:**

- 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.





# **STONEBRIDGE VILLAS, 1ST PLAT** **FP20-0004**



User: JaredMD  
 Date: 04/20/2020



# FINAL PLAT OF STONEBRIDGE VILLAS, FIRST PLAT

A SUBDIVISION OF LAND IN THE NORTHWEST QUARTER  
SECTION 20, TOWNSHIP 14 SOUTH, RANGE 24 EAST, IN THE  
CITY OF OLATHE, JOHNSON COUNTY, KANSAS

## LEGAL DESCRIPTION

All that part of the Northwest Quarter of Section 20, Township 14 South, Range 24 East, in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

Beginning at the Southwest corner of the Northwest Quarter of said Section 20, thence N 2°22'37" W, along the West line of the Northwest Quarter of said section 20, a distance of 994.70 feet to the Southwest plat corner of the COURTS AT FAIRFIELD VILLAGE, FIRST PLAT, a platted subdivision of land in the City of Olathe, Johnson County, Kansas; thence along the Southern plat line of said THE COURTS AT FAIRFIELD VILLAGE, FIRST PLAT and along the Southern right-of-way line of 168<sup>th</sup> Place, as now established, for the following six (6) courses: thence N 67°57'23" E, a distance of 158.22 feet; thence Easterly on a curve to the left, said curve being tangent to the last described course and having a radius of 350.00 feet, an arc distance of 78.87 feet; thence N 74°42'45" E, a distance of 110.25 feet; thence Easterly on a curve to the left, said curve being tangent to the last described course and having a radius of 830.00 feet, an arc distance of 187.39 feet; thence N 61°46'36" E, a distance of 232.77 feet; thence Northwesterly on a curve to the left, said curve being tangent to the last described course and having a radius of 530.00 feet, an arc distance of 33.35 feet; thence S 31°49'42" E, a distance of 86.50 feet; thence S 19°23'38" E, a distance of 248.68 feet; thence S 10°05'30" E, a distance of 70.71 feet; thence S 7°38'50" E, a distance of 25.17 feet; thence S 52°21'10" W, a distance of 110.96 feet; thence S 7°38'50" E, a distance of 127.00 feet; thence S 1°58'31" E, a distance of 435.97 feet to a point on the South line of the Northwest Quarter of said Section 20, said point also being on the North plat line of FOREST HILLS ESTATES, a platted subdivision of land in the City of Olathe, Johnson County, Kansas; thence S 88°01'29" W, along the South line of the Northwest Quarter of said Section 20 and the North plat line of said FOREST HILLS ESTATES, a distance of 807.16 feet to the point of beginning, containing 20.6561 acres, more or less, of unplatted land.

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "STONEBRIDGE VILLAS, FIRST PLAT".

## DEDICATION

The undersigned proprietors of said property shown on this plat do hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on this plat as streets, terraces, places, roads, drives, lanes, parkways, avenues and alleys not heretofore dedicated. Where prior easement rights have been granted to any person, utility or corporation on said parts of the land so dedicated, and any poles, lines, pipes and wires, conduits, ducts or cables heretofore installed thereon and therein are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietors hereby observe and agree to indemnify the City of Olathe, Johnson County, Kansas, from any expense incident to the relocation of any such existing utility installations within said prior easements.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction or maintenance and use of conduits, surface drainage facilities, subsurface drainage facilities, and similar facilities upon, over, and under these areas outlined and designated on this plat as "Drainage Easement" or "D/E" is hereby granted to the City of Olathe, Kansas.

An easement to lay, construct, maintain, alter, repair, replace and operate one or more sewer lines and all appurtenances convenient for the collection of sanitary sewage, together with the right of ingress and egress, over and through those areas designated as "Sanitary Sewer Easement" or "S/E" on this plat, together with the right of ingress and egress over and through adjoining land as may be reasonably necessary to access said easement and is hereby dedicated to the Consolidated Main Sewer District of Johnson County, Kansas or their assigns. Alteration of land contours will be permitted only with the express written approval of COW. Any planting of improvements or planting of trees on said permanent right-of-way will be done at the risk of subsequent damage thereto without compensation therefor.

An easement or license is hereby granted to the City of Olathe, Johnson County, Kansas, to locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, pipes, poles, wires, surface drainage facilities, ducts, cables, etc., upon, over and under those areas outlined herein and designated on this plat as "U/E" or "Utility Easement".

An easement or license is hereby granted to the City of Olathe, Johnson County, Kansas, to enter upon, locate, construct, and maintain or authorize the location, construction, maintenance and use of a pedestrian pathway for recreation purposes, upon, over and under these areas outlined and designated on the plat as a "Permanent Recreation Easement" or "P/R/E".

An easement or license is hereby dedicated to the City of Olathe to enter upon, over and under those areas outlined and designated on this plat as "Tree Preservation Easement" or "T/P/E". Trees shall not be removed from a tree preservation easement without the City of Olathe's permission, unless such trees are dead, diseased or pose a threat to the public or adjacent property. The developer and/or the homes association shall be responsible for the maintenance of the tree preservation easement, including but not limited to the removal of dead or diseased trees or trees posing a threat to the public or adjacent property.

Tracts "A", "B" and "C" are to be used and dedicated as private open space, common areas and may include landscaping, fencing, subdivision monuments, storm water detention and amenities and to be owned and maintained by the Homes Association.

## CONSENT TO LEVY

The undersigned proprietors of the above described land hereby agree and consent that the Board of County Commissioners of Johnson County, Kansas, and the City of Olathe, Johnson County, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares, or thereunder, for public use, from the lien and effect of any special assessment, and that the amount of unpaid special assessments on such land so dedicated, shall become a lien on the remainder of this land fronting or abutting on such dedicated public way or thoroughfare.

## EXECUTION

IN TESTIMONY WHEREOF, Stonebridge Partners, LLC, has caused this instrument to be executed on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Stonebridge Partners, LLC

By: \_\_\_\_\_  
Brian Rodrock, Manager

## ACKNOWLEDGEMENT

STATE OF KANSAS )  
COUNTY OF JOHNSON ) SS

BE IT REMEMBERED that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a Notary Public in and for said County and State, came Brian Rodrock, Manager of Stonebridge Partners, LLC, who is personally known to me to be such person who executed, as such officer, the within instrument on behalf of said partnership, and such person duly acknowledged the execution of the same to be the act and deed of the same.

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

Notary Public: \_\_\_\_\_ My Appointment Expires: \_\_\_\_\_

Print Name: \_\_\_\_\_

## APPROVALS

Approved by the Planning Commission of the City of Olathe, Johnson County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Chairman: C.S. Vokas

Approved by the Governing Body of the City of Olathe, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Mayor: Michael E. Copeland

Attest: \_\_\_\_\_  
City Clerk:

NE COR. NW 1/4,  
SEC. 20-14-24  
P.D. 1/2 REAR

I, THOMAS D. PHELPS, HEREBY CERTIFY THAT IN MARCH 2020, I OR SOMEONE UNDER MY DIRECT SUPERVISION HAVE MADE A SURVEY OF THE ABOVE DESCRIBED TRACT OF LAND AND THE RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENTED ON THIS PLAT.



CERTIFICATE OF AUTHORIZATION  
KANSAS ENGINEERING - LS-42  
ENGINEERING - E-30  
EXPIRATION DATE - 03/31/2025  
RENEWAL DATE - 03/31/2025  
ENGINEERING - 2020/0058



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