

**STAFF REPORT**

**Planning Commission Meeting: June 8, 2020**

<p><b>Application:</b></p> <p><b>Location:</b></p> <p><b>Owner/Applicant:</b></p> <p><b>Engineer:</b></p> <p><b>Staff Contact:</b></p>	<p><b>FP20-0006: Final Plat for Courts at Stonebridge, First Plat</b></p> <p>Northeast corner of W. 168<sup>th</sup> Terrace and W. 169<sup>th</sup> Place</p> <p>Brian Rodrock; Stonebridge Land &amp; Cattle</p> <p>Tim Tucker, P.E.; Phelps Engineering, Inc.</p> <p>Zachary Moore, Planner II</p>		
<p><b>Site Area:</b></p>	<p><u>6.03± acres</u></p>	<p><b>Use:</b></p>	<p><u>Multi-Family Residential, Townhomes</u></p>
<p><b>Tracts:</b></p>	<p><u>1</u></p>	<p><b>Current Zoning:</b></p>	<p><u>R-3 (Residential Low-Density Multifamily)</u></p>

**1. Comments:**

The following application is a final plat for Courts at Stonebridge, First Plat. This plat will dedicate public street right-of-way, dedicate public easements, and establish Tract A. Tract A is dedicated to be used for the future development of townhomes, in addition to homeowner amenities, landscaping, monument signs, and private open space. The subject property was rezoned to the R-3 District in April 2020 with an associated preliminary site development plan which included 25 townhome units on the subject property.

The applicant has also submitted a final site development plan (PAR20-0020) which is currently under staff review. The property has never been platted previously, and must be platted prior to the issuance of any building permits.

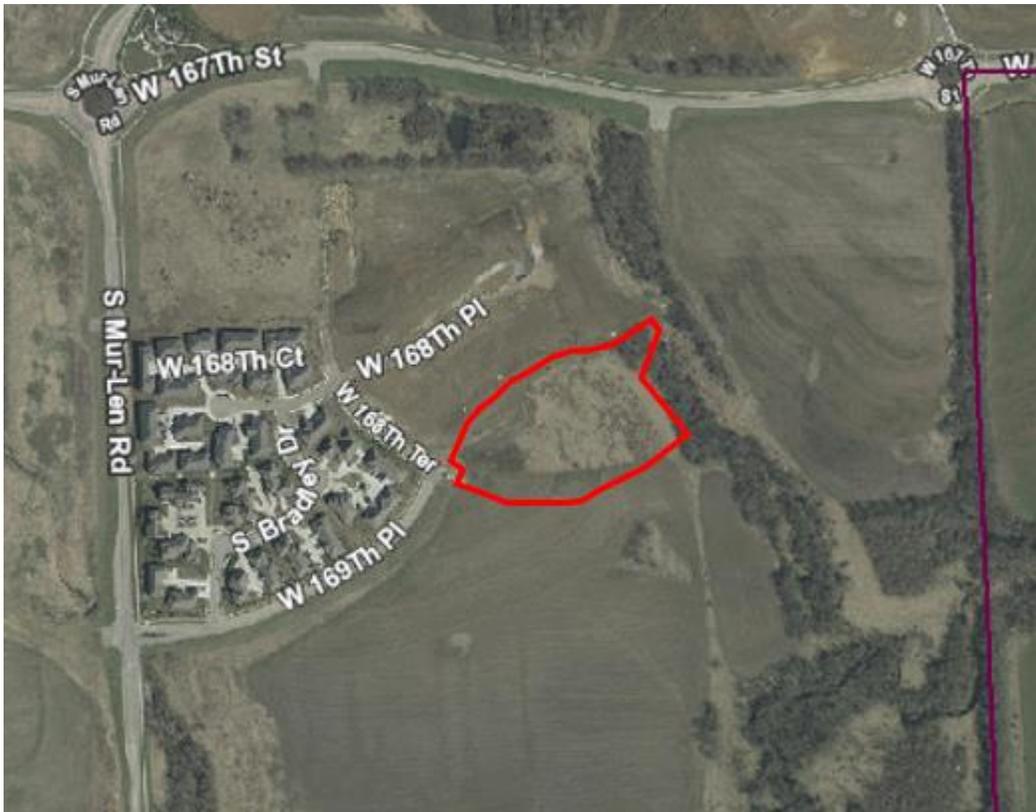
**2. Plat Review:**

- a. **Lots/Tracts** – The plat includes one common tract approximately 4.28± acres in size. There are no lots within this plat, however, future plats will be submitted to plat each individual townhome unit and to divide them for private ownership.
- 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.
- c. **Streets/Right-of-Way** – Fifty (50) feet of right-of-way for Bell Road, a local roadway, will be dedicated with this plat, providing roadway access to all future townhomes in the development. Sixty (60) feet of right-of-way for W. 169<sup>th</sup> Terrace, a collector

roadway, will also be dedicated along the southern plat boundary to provide future east/west access.



*View of the subject property, looking east*



*Aerial view of site outlined in red*

**3. Staff Recommendation:**

Staff recommends approval of FP20-0006, final plat for Courts at Stonebridge, 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. Prior to recording, the plat must reflect any applicable stormwater treatment facilities and a Stream Corridor Maintenance Agreement must be submitted to the Public Works Department.
3. Prior to the issuance of building permits, this development must meet Title 17 Stormwater quality treatment requirements, along with approval of a final stormwater management plan.
4. Prior to recording the plat, the street labeled as W. 169<sup>th</sup> Terrace must be renamed W. 168<sup>th</sup> Terrace.
5. Above ground electrical equipment and telephone cabinets must be placed in the rear yard.
6. All new on-site wiring and cables must be placed underground.
7. 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, either with three-sided landscaping or with an architectural treatment compatible with the buildings.